

May 31, 2005

Mayor Anthony Williams
c/o Stanley Jackson
Deputy Mayor for Planning and Economic Development
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

Dear Mayor Williams:

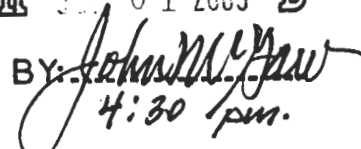
Enclosed please find the application of the Adams Morgan Partnership to create a Business Improvement District in the Adams Morgan neighborhood.

This application is in compliance with the terms of DC Code 2-1215.04.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Josh Gibson
Executive Director

RECEIVED
JUN 01 2005
BY: 
4:30 pm.

Adams Morgan Partnership
PO Box 21507
Washington, DC 20009
(202) 997-0783
Fax (978) 418-8918
bid@adamsmorganonline.org
www.adamsmorganonline.org

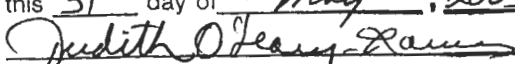
District of Columbia : SS
Subscribed and Sworn to before me
this 31 day of May, 2005

Notary Public, D.C.
My commission expires 04-14-08

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***Statement Setting Forth the Name and Address of the
Nonprofit Seeking BID Registration***

The Adams Morgan Partnership seeks registration of a Business Improvement District in the Adams Morgan neighborhood.

Our address is as follows:
Adams Morgan Partnership
PO Box 21507
Washington, DC 20009
(202) 997-0783

Description of the Square, Lot, Street Address, and Assessed Value of Owners

The boundaries of the BID, as laid out by Council legislation, are as follows:

The Adams Morgan BID shall be comprised of the geographic area along 17th Street, NW between Columbia Road, NW and Fuller Street, NW; along 18th Street, NW between Columbia Road, NW and Florida Avenue, NW; along Adams Mill Road, NW between Columbia Road, NW and Lanier Place, NW; along Belmont Road, NW between 18th Street, NW and Columbia Road, NW; along Biltmore Street, NW between Columbia Road, NW and Cliffbourne Place, NW; along California Street, NW between 18th Street, NW and Florida Avenue, NW; along Champlain Street, NW between Columbia Road, NW and Kalorama Road, NW; along Columbia Road, NW between 16th Street, NW and Wyoming Avenue, NW; along the north side of Florida Avenue, NW between 19th Street NW and California Street, NW; along Kalorama Road, NW between 18th Street, NW and Champlain Street, NW; along Lanier Place, NW between Ontario Road, NW and Adams Mill Road, NW; along Ontario Road, NW between Columbia Road, NW and Lanier Place, NW; along the north side of U Street, NW between 18th Street, NW and Florida Avenue, NW; along Vernon Street, NW between 18th Street, NW and 19th Street, NW; along Wyoming Avenue, NW between 19th Street, NW and Columbia Road, NW.

Square	Lot	Number	Street	2005 Commercial Value	2006 Commercial Value	Yes Petition?
2565	0052	2550	17TH ST NW	\$3,413,810	\$3,591,470	Y
2555	0062	2000	18TH ST NW	\$192,640	\$237,440	
2555	0065	2002	18TH ST NW	\$294,400	\$314,950	
2557	0012	2003	18TH ST NW	\$250,760	\$288,340	
2557	0013	2005	18TH ST NW	\$149,420	\$156,220	
2555	0048	2006	18TH ST NW	\$137,510	\$145,000	
2557	0014	2007	18TH ST NW	\$605,350	\$676,760	Y
2555	0047	2008	18TH ST NW	\$138,470	\$145,000	
2557	0019	2009	18TH ST NW	\$1,015,410	\$1,117,010	
2555	0046	2010	18TH ST NW	\$119,240	\$122,170	
2554	0814	2100	18TH ST NW	\$95,162	\$103,061	
2554	0813	2102	18TH ST NW	\$221,300	\$230,000	
2554	0815	2104	18TH ST NW	\$105,393	\$399,930	Y
2554	0810	2106	18TH ST NW	\$329,016	\$359,743	
2554	0812	2108	18TH ST NW	\$274,669	\$279,500	
2554	0093	2110	18TH ST NW	\$385,410	\$495,330	
2554	0035	2112	18TH ST NW	\$242,250	\$247,250	
2554	0033	2116	18TH ST NW	\$570,900	\$641,440	Y
2554	0032	2118	18TH ST NW	\$224,532	\$203,381	
2554	0031	2120	18TH ST NW	\$233,705	\$236,705	
2554	0030	2122	18TH ST NW	\$496,110	\$564,280	Y
2553	0065	2216	18TH ST NW	\$105,770	\$116,880	
2553	0078	2218	18TH ST NW	\$395,510	\$418,960	
2553	0829	2222	18TH ST NW	\$448,280	\$457,320	
2553	0060	2226	18TH ST NW	\$266,310	\$302,070	
2553	0059	2228	18TH ST NW	\$304,870	\$351,310	
2552	2069	2300	18TH ST NW	\$396,000	\$398,660	
2552	2068	2300	18TH ST NW	\$325,000	\$327,180	
2560	2019	-2305	18TH ST NW	\$420,750	\$467,500	

2560	2018	2305	18TH ST NW	\$316,350	\$351,500	
2560	2016	2305	18TH ST NW	\$153,000	\$170,000	
2560	2017	2305	18TH ST NW	\$504,230	\$560,250	
2560	2020	2305	18TH ST NW	\$375,980	\$417,750	
2560	0869	2307	18TH ST NW	\$600,060	\$800,000	
2560	0868	2309	18TH ST NW	\$530,880	\$564,860	Y
2560	0801	2311	18TH ST NW	\$506,760	\$507,881	Y
2552	0807	2314	18TH ST NW	\$128,766	\$561,700	
2560	0113	2315	18TH ST NW	\$285,000	\$343,360	
2560	0114	2317	18TH ST NW	\$425,000	\$500,320	Y
2552	0024	2318	18TH ST NW	\$905,000	\$910,000	Y
2560	0085	2319	18TH ST NW	\$497,140	\$526,050	Y
2560	0086	2321	18TH ST NW	\$532,550	\$573,610	Y
2560	0087	2323	18TH ST NW	\$650,000	\$659,200	Y
2560	0088	2325	18TH ST NW	\$535,000	\$569,060	
2560	0089	2327	18TH ST NW	\$565,300	\$647,710	Y
2560	0100	2333	18TH ST NW	\$553,270	\$670,950	Y
2560	0071	2335	18TH ST NW	\$565,740	\$611,270	Y
2560	0061	2337	18TH ST NW	\$550,070	\$601,560	
2560	0062	2339	18TH ST NW	\$498,620	\$536,660	
2560	0063	2341	18TH ST NW	\$195,066	\$209,586	
2560	0101	2405	18TH ST NW	\$375,600	\$386,634	
2551	0035	2406	18TH ST NW	\$600,260	\$603,950	
2560	0102	2407	18TH ST NW	\$324,216	\$350,626	
2551	0034	2408	18TH ST NW	\$514,900	\$518,330	
2560	0103	2409	18TH ST NW	\$455,050	\$512,660	Y
2551	0033	2410	18TH ST NW	\$528,040	\$531,200	
2560	0104	2411	18TH ST NW	\$541,750	\$587,680	
2551	0814	2412	18TH ST NW	\$498,000	\$502,000	
2551	0062	2412	18TH ST NW	\$836,100	\$1,002,320	
2551	0820	2414	18TH ST NW	\$477,990	\$561,310	
2551	0056	2418	18TH ST NW	\$279,240	\$295,380	
2551	0084	2420	18TH ST NW	\$595,000	\$601,660	
2560	2051	2421	18TH ST NW	\$883,000	\$883,000	
2560	0093	2423	18TH ST NW	\$550,000	\$550,000	
2551	2075	2424	18TH ST NW	\$665,500	\$673,020	Y
2551	2074	2424	18TH ST NW	\$2,117,500	\$2,345,000	
2560	0094	2425	18TH ST NW	\$479,030	\$534,310	
2560	0095	2427	18TH ST NW	\$425,425	\$442,750	Y
2560	0096	2429	18TH ST NW	\$398,392	\$682,430	Y
2560	0097	2431	18TH ST NW	\$300,280	\$385,780	
2560	0098	2433	18TH ST NW	\$511,360	\$612,910	
2551	0811	2434	18TH ST NW	\$705,230	\$736,350	
2560	0099	2435	18TH ST NW	\$420,000	\$548,180	Y
2551	0810	2436	18TH ST NW	\$1,325,000	\$1,332,730	Y
2560	0045	2437	18TH ST NW	\$553,330	\$598,200	Y
2551	0809	2438	18TH ST NW	\$544,440	\$609,570	Y
2560	0046	2439	18TH ST NW	\$557,985	\$700,829	
2551	0046	2440	18TH ST NW	\$510,000	\$516,800	
2560	0047	2441	18TH ST NW	\$775,000	\$815,000	
2551	0083	2442	18TH ST NW	\$1,575,000	\$1,587,190	Y
2560	0840	2443	18TH ST NW	\$197,264	\$220,215	

2560	0839	2445	18TH ST NW	\$365,480	\$392,310	Y
2560	0121	2447	18TH ST NW	\$1,400,000	\$1,868,990	Y
2551	0042	2448	18TH ST NW	\$344,300	\$367,760	Y
2551	0041	2450	18TH ST NW	\$528,400	\$570,570	Y
2551	0040	2452	18TH ST NW	\$136,400	\$377,680	
2560	0841	2455	18TH ST NW	\$307,130	\$366,790	Y
2560	0110	2457	18TH ST NW	\$625,000	\$0	Y
2560	0074	2461	18TH ST NW	\$450,000	\$486,470	
2560	0075	2463	18TH ST NW	\$544,500	\$593,840	Y
2560	0076	2465	18TH ST NW	\$401,700	\$428,130	
2560	0077	2467	18TH ST NW	\$308,483	\$349,540	Y
2560	0078	2469	18TH ST NW	\$368,600	\$412,160	
2560	0079	2471	18TH ST NW	\$417,170	\$429,000	
2560	0124	2473	18TH ST NW	\$1,365,430	\$1,425,000	Y
2560	0803	2479	18TH ST NW	\$365,032	\$370,398	
2560	0120	2481	18TH ST NW	\$977,680	\$1,049,440	
2580	0511	1801	ADAMS MILL RD NW	\$1,051,780	\$1,119,270	Y
2549	0815	1804	ADAMS MILL RD NW	\$2,261,670	\$2,530,490	Y
2580	0516	1813	ADAMS MILL RD NW	\$909,050	\$1,088,390	Y
2580	0856	1817	ADAMS MILL RD NW	\$258,566	\$277,785	Y
2580	0850		ADAMS MILL RD NW	\$580,360	\$602,940	Y
2552	2138	1800	BELMONT RD NW	\$0	\$535,000	
2551	2029	1801	BELMONT RD NW	\$98,330	\$100,510	Y
2551	2030	1801	BELMONT RD NW	\$97,200	\$99,360	Y
2551	2031	1801	BELMONT RD NW	\$107,550	\$109,940	Y
2551	2032	1801	BELMONT RD NW	\$108,900	\$111,320	Y
2551	2033	1801	BELMONT RD NW	\$105,750	\$108,100	Y
2551	2034	1801	BELMONT RD NW	\$109,580	\$112,010	Y
2551	2035	1801	BELMONT RD NW	\$105,980	\$108,330	Y
2551	2036	1801	BELMONT RD NW	\$111,150	\$113,620	Y
2551	2037	1801	BELMONT RD NW	\$96,080	\$98,210	Y
2551	2038	1801	BELMONT RD NW	\$120,830	\$123,510	Y
2551	2039	1801	BELMONT RD NW	\$87,300	\$89,240	Y
2551	2040	1801	BELMONT RD NW	\$85,500	\$87,400	Y
2551	2042	1801	BELMONT RD NW	\$78,980	\$80,730	Y
2551	2044	1801	BELMONT RD NW	\$88,880	\$90,850	Y
2551	2046	1801	BELMONT RD NW	\$85,730	\$87,630	Y
2552	0040	1802	BELMONT RD NW	\$613,620	\$616,770	Y
2552	0039	1804	BELMONT RD NW	\$626,400	\$629,550	Y
2549	0878	1822	BILTMORE ST NW	\$1,296,710	\$1,468,950	Y
2557	0800	1724	CALIFORNIA ST NW	\$1,993,380	\$2,192,720	Y
2560	0032	2300	CHAMPLAIN ST NW	\$240,120	\$270,910	
2563	0103	2329	CHAMPLAIN ST NW	\$1,525,000	\$1,843,960	Y
2563	0816	2335	CHAMPLAIN ST NW	\$186,860	\$215,120	
2560	0127	2390	CHAMPLAIN ST NW	\$3,805,200	\$3,392,800	Y
2564	0020	2501	CHAMPLAIN ST NW	\$290,650	\$314,890	
2564	0021	2503	CHAMPLAIN ST NW	\$406,530	\$447,310	
2564	0022	2505	CHAMPLAIN ST NW	\$285,622	\$333,336	
2560	0875		CHAMPLAIN ST NW	\$778,238	\$1,080,440	Y
2579	0810	1646	COLUMBIA RD NW	\$357,990	\$362,180	
2579	0809	1648	COLUMBIA RD NW	\$381,280	\$407,080	
2579	0026	1650	COLUMBIA RD NW	\$340,630	\$371,280	Y

2579	0033	1652	COLUMBIA RD NW	\$521,090	\$558,366	Y
2579	0800	1662	COLUMBIA RD NW	\$1,125,170	\$1,132,700	Y
2581	0383	1681	COLUMBIA RD NW	\$959,000	\$998,600	Y
2581	0281	1721	COLUMBIA RD NW	\$131,348	\$151,769	
2581	0282	1723	COLUMBIA RD NW	\$127,629	\$146,033	
2581	0283	1725	COLUMBIA RD NW	\$370,420	\$482,470	
2565	0809	1726	COLUMBIA RD NW	\$371,680	\$401,230	
2581	0284	1729	COLUMBIA RD NW	\$420,040	\$449,110	
2565	0049	1730	COLUMBIA RD NW	\$123,080	\$130,620	
2581	0285	1733	COLUMBIA RD NW	\$605,130	\$643,460	
2564	0055	1742	COLUMBIA RD NW	\$453,400	\$459,230	Y
2564	0054	1744	COLUMBIA RD NW	\$290,000	\$290,000	Y
2564	0053	1746	COLUMBIA RD NW	\$268,500	\$292,625	Y
2564	0036	1748	COLUMBIA RD NW	\$477,000	\$505,520	
2580	0512	1749	COLUMBIA RD NW	\$3,000,200	\$3,450,230	Y
2564	0035	1750	COLUMBIA RD NW	\$544,590	\$582,300	
2580	0518	1751	COLUMBIA RD NW	\$4,444,400	\$5,111,060	Y
2564	0034	1752	COLUMBIA RD NW	\$522,000	\$557,240	Y
2564	0033	1754	COLUMBIA RD NW	\$516,460	\$516,460	
2580	0514	1755	COLUMBIA RD NW	\$786,510	\$925,000	Y
2564	2003	1756	COLUMBIA RD NW	\$200,229	\$275,450	
2564	2004	1756	COLUMBIA RD NW	\$195,776	\$269,320	
2580	0517	1759	COLUMBIA RD NW	\$601,160	\$725,000	Y
2564	0030	1760	COLUMBIA RD NW	\$517,270	\$559,870	
2564	0029	1762	COLUMBIA RD NW	\$237,997	\$280,478	Y
2580	2091	1763	COLUMBIA RD NW	\$3,925,350	\$3,925,350	
2564	0028	1764	COLUMBIA RD NW	\$481,260	\$541,980	
2564	0027	1766	COLUMBIA RD NW	\$150,080	\$86,299	
2580	0474	1767	COLUMBIA RD NW	\$507,870	\$544,930	
2564	0026	1768	COLUMBIA RD NW	\$352,745	\$705,490	Y
2580	0475	1769	COLUMBIA RD NW	\$556,570	\$601,510	
2564	0025	1770	COLUMBIA RD NW	\$251,745	\$555,140	Y
2580	0476	1771	COLUMBIA RD NW	\$591,200	\$626,840	
2564	0802	1772	COLUMBIA RD NW	\$296,125	\$319,974	Y
2580	0857	1773	COLUMBIA RD NW	\$584,150	\$614,190	
2564	0023	1774	COLUMBIA RD NW	\$381,310	\$403,820	
2580	0520	1775	COLUMBIA RD NW	\$621,660	\$647,800	
2580	0519	1777	COLUMBIA RD NW	\$1,694,210	\$1,732,330	
2580	0852	1779	COLUMBIA RD NW	\$2,289,290	\$2,309,500	Y
2560	0128	1782	COLUMBIA RD NW	\$592,403	\$1,068,050	Y
2580	0816	1785	COLUMBIA RD NW	\$95,147	\$101,363	Y
2580	0815	1787	COLUMBIA RD NW	\$281,100	\$296,720	
2560	0879	1790	COLUMBIA RD NW	\$384,410	\$407,360	
2560	0122	1792	COLUMBIA RD NW	\$836,752	\$1,225,000	Y
2551	0078	1800	COLUMBIA RD NW	\$2,945,160	\$3,077,100	Y
2548	0820	1801	COLUMBIA RD NW	\$1,829,800	\$1,909,400	
2549	0869	1811	COLUMBIA RD NW	\$1,345,090	\$1,395,570	
2549	0863	1815	COLUMBIA RD NW	\$599,850	\$599,850	
2549	0628	1817	COLUMBIA RD NW	\$350,000	\$350,000	
2549	0633	1819	COLUMBIA RD NW	\$777,010	\$777,010	Y
2549	0870	1823	COLUMBIA RD NW	\$316,890	\$333,810	
2551	0032	1824	COLUMBIA RD NW	\$565,000	\$568,450	Y

2551	0031	1826	COLUMBIA RD NW	\$696,360	\$759,490	Y
2549	0636	1827	COLUMBIA RD NW	\$680,200	\$680,200	
2551	0030	1828	COLUMBIA RD NW	\$575,480	\$652,050	Y
2549	0874	1829	COLUMBIA RD NW	\$344,100	\$371,500	
2551	0029	1830	COLUMBIA RD NW	\$571,080	\$575,240	
2549	0875	1831	COLUMBIA RD NW	\$346,440	\$356,340	
2551	0028	1832	COLUMBIA RD NW	\$404,930	\$422,820	
2551	0027	1834	COLUMBIA RD NW	\$864,470	\$937,770	Y
2551	0085	1836	COLUMBIA RD NW	\$699,480	\$4,600,000	Y
2551	0829	1856	COLUMBIA RD NW	\$646,180	\$713,630	
2551	0064	1862	COLUMBIA RD NW	\$572,220	\$603,600	
2551	0063	1864	COLUMBIA RD NW	\$817,920	\$827,650	
2557	0007	1783	FLORIDA AV NW	\$126,560	\$133,950	
2560	2021	1745	KALORAMA RD NW	\$226,990	\$243,540	Y
2560	2022	1745	KALORAMA RD NW	\$243,540	\$291,500	Y
2560	2023	1745	KALORAMA RD NW	\$237,110	\$291,500	Y
2560	0051	1746	KALORAMA RD NW	\$324,300	\$356,730	
2560	0050	1748	KALORAMA RD NW	\$324,320	\$357,010	
2580	0360	1744	LANIER PL NW	\$695,000	\$732,450	Y
2580	0359	1746	LANIER PL NW	\$695,000	\$705,700	Y
2580	0824	1748	LANIER PL NW	\$755,910	\$766,600	Y
2580	0157	1790	LANIER PL NW	\$348,110	\$363,100	
2580	0853	1794	LANIER PL NW	\$1,317,000	\$1,498,000	Y
2583	0358	1795	LANIER PL NW	\$214,210	\$244,310	
2580	0430	2700	ONTARIO RD NW	\$537,490	\$0	
2580	0426	2708	ONTARIO RD NW	\$375,900	\$442,630	Y
2580	0424	2712	ONTARIO RD NW	\$121,887	\$504,500	Y
2581	0287	2713	ONTARIO RD NW	\$486,490	\$528,710	
2557	0020	1769	U ST NW	\$421,720	\$462,510	Y
2557	0010	1771	VERNON ST NW	\$170,040	\$186,220	
2557	0011	1773	VERNON ST NW	\$217,350	\$250,460	
2556	0015	1800	VERNON ST NW	\$349,196	\$393,516	
2556	0016	1802	VERNON ST NW	\$291,670	\$293,950	
2556	0017	1804	VERNON ST NW	\$660,000	\$665,850	Y
2556	0018	1806	VERNON ST NW	\$632,160	\$639,310	
2538	0800	1900	WYOMING AV NW	\$290,350	\$327,110	

Petitions in Support of BID Creation

There are 221 properties in the proposed Adams Morgan BID.

Petitions have been received from 98 of these properties.

However, per the terms of 2-1215.04(a)1, “any property subdivided into separate condominium units shall constitute a single property for the purpose of determining the number of nonexempt properties.”

Per this consideration, there are only 199 nonexempt properties, counting each condominium building as one property, instead of as multiple units.

Also per this consideration, petitions have been received from 81 distinct properties.

Therefore, petitions have been received from 40.7 percent of property owners, above the 25 percent required by law.

Using 2005 property values, the properties in the proposed Adams Morgan BID are worth \$128,827,732.

Petitions have been received from properties representing \$71,399,057 or 55.422 percent of the combined assessed value of all properties. This is in excess of the required 51 percent threshold.

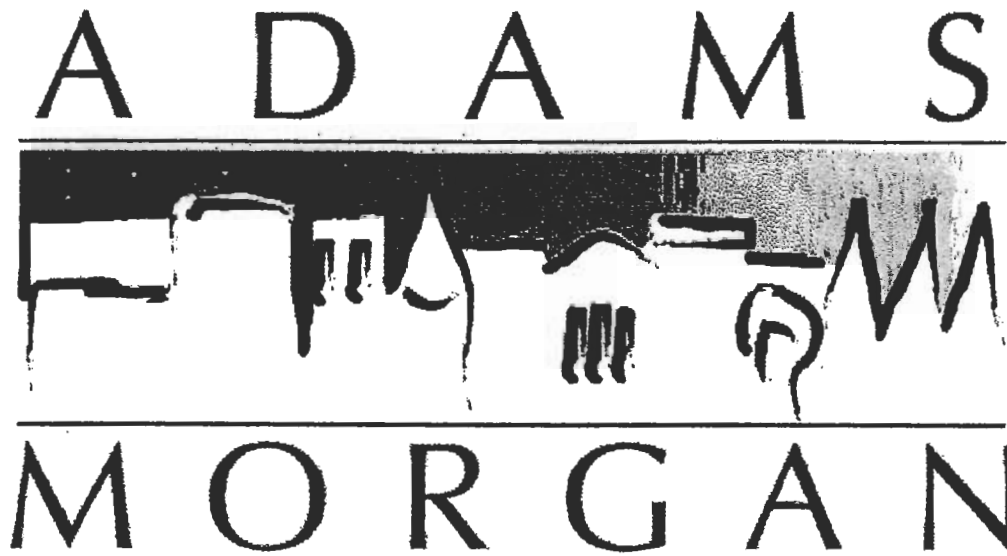
Using 2006 property values, the properties in the proposed Adams Morgan BID are worth \$144,824,584.

Petitions have been received from properties representing \$82,745,062 or 57.135 percent of the combined assessed value of all properties. This is in excess of the required 51 percent threshold.

Affirmative petitions are included here.

Proposed Business Plan

Our business plan begins on the following page.



ADAMS MORGAN PARTNERSHIP, INC.

Business Improvement District Initiative

BUSINESS PLAN

JANUARY, 2004

Prepared pursuant to the District of Columbia Law 11-134, the District of Columbia Business Improvement Districts Act of 1996 (as amended), to create a business improvement district in Washington , D.C.

The Adams Morgan Partnership, Incorporated

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EXECUTIVE SUMMARY

Introduction

This business plan for an Adams Morgan Partnership Business Improvement District (AMPBID) has been created over a two year period by many volunteers including owners and representatives of owners of the businesses and properties, as well as residents, located within the BID boundaries. The goal of the Adams Morgan Partnership is to make the commercial area **CLEAN, SAFE, and ORGANIZED** by providing supplementary services such as: public safety guides, street cleaning, maintenance, and beautification services, identity and promotional services, and streetscape improvements. These services are designed to augment, not replace, services that the District of Columbia government provides.

BIDs in other cities have successfully improved the image and economy of their neighborhood areas resulting in increased occupancy rates and retail sales, thereby stabilizing and enhancing the economic climate of the commercial area and providing jobs for residents. The boundaries of the Adams Morgan Partnership are set by the D.C. Council subject to the approval of the commercial property owners in the BID area and registration of the BID by the Mayor.

How Do BIDs Work?

A BID is a defined commercial area in which property owners have agreed to assess themselves a fee in order to provide services supplemental to those provided by the City to enhance the public environment, to increase competitiveness, and to assure the area's economic viability in the future. Once a BID has been formed, every property owner and every tenant within the boundaries will be a member. There are more than a 1,000 BIDs across the United States including Baltimore, Philadelphia, and New York City, which alone has more than 40 BIDs. Currently BIDs are operating in several areas of the District of Columbia, the Downtown BID encompassing more than 100 square blocks; the Golden Triangle, which includes the area between Dupont Circle, Farragut Square, and Washington Circle; the Georgetown BID, which covers approximately 35 blocks in the historic district; and the Capitol Hill BID.

Location

Initially the Adams Morgan Partnership will encompass virtually all commercial property in Adams Morgan. This area will include:

18th Street Corridor from Florida Avenue to Columbia Road; Columbia Road corridor 19th Street to Mozart Place; Adams Mill Road from Columbia Road to Lanier Place; and Florida Avenue from Connecticut Ave. to Champlain Street.

Costs

Annual BID taxes are calculated for all non-exempt commercial properties based on a fee of \$0.21 per hundred dollars (\$100) of the assessed value of each property in the BID area. The assessment rate will not increase during the initial five-year term of the CID unless the BID membership votes for an increase.

City Services

The Business Improvement District Act of 1996, as amended, requires that the District of Columbia maintain a level of services equal to that provided to similar parts of the City outside the BID boundaries. The BID will seek specific "level of service" agreements with the City prior to implementing new BID services. The BID will also encourage the City to increase certain services to support and enhance the BID's efforts.

Governance

The nonprofit BID corporation (Adams Morgan Partnership) will be governed by a 13-voting member Board of Directors consisting of commercial property owners, tenants, and ex-officio representatives. The Board will also have five appointed Board members, who will represent the various community organizations in Adams Morgan but be non voting. These organizations are: The Advisory Neighborhood Commission, the Kalorama Citizens Association, the Reed Cooke Neighborhood Association, The Adams Morgan Community Association, and the Adams Morgan Business and Professional Association. The Board will oversee all BID activities. The BID is required by law to issue an annual report on its progress to the Mayor, Council and all members of record, including owners and tenants of commercial properties that are subject to the BID tax.

BID Formation

BID formation requires the submission of a registration application signed by the owners of:

- (1) at least 51% of assessed value of non-exempt property (commercial property) in the BID area; and
- (2) at least 25% of the individual properties in the BID area.

Duration

The term of the Adams Morgan Partnership BID will begin upon registration by the Mayor (expected to be 2004) and will end five years after its creation. The BID may be re-registered for additional five (5) year periods if approved by the BID membership and the Mayor approves the re-registration after holding a hearing. The District of Columbia law authorizing BIDs sunsets after 20 years.

I. VISION/MISSION

Present Situation

For many years the District of Columbia government has suffered severe financial shortfalls as a consequence of previously unfunded pension liabilities, its efforts to provide services which are normally provided by county or state government, and a declining population and tax base. Diminished public resources have made it difficult for the City to provide its commercial areas with a level of service that enables them to compete with suburban shopping areas, which offer cleaner, safer, and more accessible environments. These suburban shopping centers are generally supported by group fees, called common area maintenance fees. These fees, which are comparable to BID self assessed taxes provide for shopping center support of snow removal, advertising and other maintenance items. Business Improvement Districts have been an effective vehicle in hundreds of cities across the country for providing the additional services that urban commercial districts need to remain competitive with suburban malls .

The property owners, tenants, and visitors within the area defined as the Adams Morgan Partnership Business Improvement District cannot realistically expect any significant improvement in the quantity or type of services provided by the government of the District of Columbia. It is obvious, therefore, that any additional or improved services must be a result of self-help initiatives. The BID planning process has revealed the following areas of greatest concern within the proposed BID area:

1. Safety/Security
2. Cleanliness/Graffiti
3. Transportation Management
4. Streetscape Improvements
5. Marketing and Promotion

What is a Business Improvement District (BID)?

A BID is a geographic area in which property owners agree to assess themselves to pay for supplemental services. The property owners determine the scope of services they want. Services typically include cleaning, maintenance, security, marketing, physical improvements and special programs to address problems like parking, transportation, and public safety.

There are more than 1,000 downtown business improvement districts currently in operation throughout the United States and Canada. In recent years, many BIDs have been formed as a local business community response to declining municipal budgets and services. The Adams Morgan Partnership is being formed pursuant to the District of Columbia Business Improvement Districts Act of 1996, which became effective in May, 1996, and was amended in 1997. BIDs have been effective in providing services that improve the overall viability of urban commercial areas- resulting in higher property values and sales.

How will the Adams Morgan Partnership BID Help The Community And The City?

BIDs have been formed in various parts of the City successfully. Adams Morgan will be at a serious disadvantage compared to other Washington BIDs if it does not establish a BID to provide similar services. In addition to helping itself, an Adams Morgan BID will also benefit the City. It will:

1. Stabilize and Improve the Urban Core

In cities throughout North America, BIDs have improved the safety, cleanliness, and economic vitality of downtown areas. The Adams Morgan Partnership BID will work together with the District Government and other BIDs to stabilize and improve the commercial environment in the District of Columbia, thereby strengthening its competitiveness in the region.

2. Retain and Attract Business and Investment

While the District of Columbia still holds its position as the region's most important business and cultural center, many tenants and companies continue to relocate to the suburbs. BIDs will enable downtown in general and Adams Morgan specifically, to grow and attract new investment that will be vital to the overall economic health of the City and the region. The Adams Morgan Partnership will provide results oriented programs that will produce immediate and tangible improvements. These programs are designed to supplement other organizations' efforts to retain and attract business and investment in the City.

3. Establish Private Sector Management and Accountability

The Adams Morgan Partnership Board of Directors comprised of property owners, tenants, and civic representatives, will develop and oversee the BID. The BID will be managed by a professional staff, including an Executive Director, and will coordinate its activities with the District government and other BIDs to maximize service delivery.

Vision and Goals

The Adams Morgan Partnership intends to supplement the services of the government of the District of Columbia in an effort to address the concerns addressed in the Business Plan. Customers and visitors to the BID area should see an immediate improvement and should recognize the BID as clean, safe and organized.

1. **Vision**

A clean, safe, and organized business district that contributes to the perception that Adams Morgan is a world-class destination

2. **Goals**

To make the commercial area of Adams Morgan clean, safe and organized by providing a range of enhanced services designed to supplement the services provided by the District of Columbia government.

To attract customers and visitors from the Greater Washington Area.

To increase retail sales, raise employment, and lower vacancy rates throughout the Adams Morgan Partnership area.

To facilitate public and private investment in commercial Adams Morgan.

To contribute to improving the economic well-being of the City.

II. Business Improvement District Overview

Legal Description

The Adams Morgan Partnership is named the "Adams Morgan Partnership, Incorporated" and has been organized, and will be operated as an organization described in Section 501 © (6) of the Internal Revenue Code. The BID is exempt from federal income taxation under Section 501 (a) of the Code.

Management Team

The Adams Morgan Partnership will be led by an Executive Director hired and supervised by the Board of Directors. It is anticipated that the Executive Director and the Board of Directors will be assisted and encouraged in the daily operations by all members of the BID.

Strategic Alliances

The Adams Morgan Partnership has formed important relationships with other similar organizations within the District of Columbia, including the Capitol Hill BID, the Georgetown BID, the Golden Triangle BID, and the Downtown BID. In addition the Adams Morgan Partnership will work with public service providers including the Metropolitan Police Department, ABRA, the Department of Public Works, the DCRA, and the Mayor's Office of Economic Development in a coordinated effort to implement this Business Plan. Important support relationships will be provided through the Office of Councilmember Jim Graham, the ANC, and neighborhood civic associations.

Board of Directors

The nonprofit BID corporation is governed by a Board of Directors consisting of 9 commercial property owners, 6 tenants, 5 appointed (nonvoting) members, and 1 appointed ex-officio representative (total 21). The Board will oversee all BID activities. The BID is required by law to issue an annual report on its progress to the Mayor, Council and all members of record, including owners and tenants of commercial properties that are subject to the BID tax.

9 + 6 = 15
5 ex officio
1 " "
21

III. OPERATING PLAN

The BID planning process identified as the most important areas of need making Adams Morgan cleaner, safer, and more organized. The Adams Morgan Partnership BID Operating Plan described below has been developed in response to these needs and has several key elements: public safety, cleaning and maintenance, transportation and parking management services, streetscape improvements, and marketing/promotion.

Public Safety

Goals

- Provide increased safety personnel in the public areas of the BID using uniformed foot patrols; contribute to the maintenance of order; assist with personal emergencies, including injuries, auto problems and lost property.
- Assist police with crime deterrence by providing additional uniformed presence on the street and improving communication between the police, private sector security providers and the public.
- Improve the effectiveness of public safety forces as well as other “eyes and ears” on the street (e.g. street cleaners) through systematic coordination.

Needs

The BID planning process identified the following needs to enhance safety in Adams Morgan:

- Increased presence of public safety personnel
- Coordination of public and private security
- Improved police resources
- Maintenance of order
- Neighborhood public safety programs linking owners and small business tenants

Program

Increased presence of Public Safety Personnel

Similar to other BIDs around the country, the Adams Morgan Partnership BID plans to provide a team of radio-equipped, uniformed (and unarmed) hospitality-public safety guides to patrol Adams Morgan's streets. These guides will serve as additional eyes and ears on the street and will contribute to crime deterrence by their presence and surveillance. They will also assist in a variety of other situations, such as providing directions, assisting lost/stranded motorists or assisting in the control of aggressive panhandling or car jockeying.

*hospitality
guides*

Improved Police Resources

The Adams Morgan Partnership intends to work with the Metropolitan Police Department to provide additional resources, such as BID provided cell phones, in order to strengthen the Department's capacity to communicate with other security providers and to respond more quickly to problems

Increase Enforcement of Regulations to Maintain Public Order

Priority will be given to enforcement of existing ordinances dealing with anti-social behavior. The BID intends to assist police in enforcing these ordinances to assure the protection of the collective rights of the public as well as individual rights, including aggressive panhandling, car jockeying,

public urination, illegal and improper parking and unauthorized public vending. The BID will also benchmark current Police Department coverage and crime levels and maintain periodic updates.

Other Needs

The BID has identified other needs related to public safety, such as programs to assist the homeless and graffiti removal. Many of these needs will also be addressed by Adams Morgan Main Street goals and objectives. The BID supports the efforts of Main Street and works together to make these shared programs work. These needs and programs are described further below:

Performance Measurements

- Measure improvements in the public perception of safety and security through periodic surveys.
- Track changes in reported crimes.

Cleaning and Maintenance

Goals

- Maintain and clean the area to a high standard in order to convey to the public the impression that the area is "under control" and is being managed.
- Provide continuous coordination with the District government with respect to the provision of cleaning and maintenance services.

Needs

The BID planning process has identified the following needs to make the commercial area look and feel cleaner and more attractive:

- Daily supplemental cleaning of sidewalks and curbs
- Improved general maintenance of light poles, trash receptacles, etc.
- Graffiti removal
- Improved planter box maintenance

Program

Supplemental Cleaning Personnel

To address the general lack of cleanliness and to ensure high public visibility, uniformed cleaning personnel will sweep the sidewalks and street gutters throughout the BID area seven days a week and power wash these areas on a scheduled basis.

Provide General Maintenance Services

The BID plans to provide supplemental maintenance services including painting of light poles, maintaining trash receptacles, and maintaining planter boxes. These services will be provided by a

BID team that coordinates its work with the appropriate City departments, utility companies, and Adams Morgan Main Street to maximize efficiency.

Develop a Graffiti Removal and Prevention Program

In order to decrease the amount of graffiti (including stickers and posters) in the BID area, the BID will develop a zero tolerance policy that includes removal within 24 hours of first notification. Again, this program will be coordinated with the efforts of Adams Morgan Main Street to optimize the use of resources.

*Graffiti
Removal*

Parking and Transportation

Goals

- Work with Metro and District agencies to improve the accessibility of the Adams Morgan business district, as well as traffic flow and parking management

Needs

- Taxi stands strategically located within the business area to reduce taxi cruising
- Circulator bus service between parking garages, in the immediate area, the Dupont Circle Metro stop, the Woodley Park/Zoo Metro Stop and selected locations in the Adams Morgan business district.
- Centralized vendor delivery drop off location, utilizing small trucks and vans to deliver to the doors of the businesses.
- Analysis of parking adequacy in the BID.
- Analysis of traffic flow and traffic management on the main streets in the business district.

Programs

Work with and monitor current City transportation services

The BID plans to work with Metro and other city transportation-related departments to ensure continued, increased where needed and accessible transport of visitors, residents, and business owners throughout the BID area. The program will include periodic evaluation of current services.

Performance Measurements

- Beginning with base-year surveys, monitor changes in the perception of respondents who regard Adams Morgan as an accessible destination.

Streetscape Improvements

Goals

- Working with Main Street, augment BID funds with Federal and District funds to improve the streetscape in the Adams Morgan area.
- Provide landscape standards and maintenance that convey an attractive appearance throughout the area.

Needs

The BID planning process has identified the following needs to make Adams Morgan more attractive:

- Tree and tree box maintenance
- Installation of permanent planters adjacent to storefronts with seasonal plantings
- Relocation and reduction in the number of newspaper vending boxes
- Improved use of trash receptacles

Programs

Implement a Seasonal Planting Program

The BID plans to work with landscape architects to develop a seasonal planting program for tree boxes and planters to be installed throughout the BID area. The program will include periodic maintenance of all areas.

Develop and Design a New Program for Improving Trees and Tree Box Design

Well-maintained trees that are in attractive tree boxes are a great urban amenity. The City has an arbor plan that should be maintained and supported. Tree boxes in the BID area can be designed to both beautify the sidewalks and to facilitate the watering and care of the trees. The BID will develop and implement a comprehensive tree and tree box maintenance program.

Other Streetscape Improvements

The BID will consider other streetscape beautification programs including installation of bike racks, the placement of newspaper boxes, the addition of appropriate street furniture, and building facade improvement programs.

Performance Measurements

- Beginning with base-year surveys, monitor changes in the percent of respondents who regard Adams Morgan as an attractive destination.
- Monitor changes in daytime and evening pedestrian counts.

Marketing and Promotion

Goals

- Work with Adams Morgan Main Street to support a unified Marketing Plan
- Enhance the image of Adams Morgan as a destination for visitors.
- Emphasize the diversity of goods and services available in Adams Morgan.

Needs

The BID planning process has identified the following needs to enhance the marketing and promotion of Adams Morgan as a visitor destination:

- Develop a unified marketing program to emphasize the quality and diversity of the Adams Morgan commercial area.
- Install identifying banners throughout the BID area.

Programs

Develop a Program for Marketing and promoting Adams Morgan

The BID will develop a program, in support of Main Street, for marketing and promoting Adams Morgan as a visitor destination. The BID/Main Street will coordinate its activities with other organizations in the City that promote tourism in the Nation's Capital. M.S.

The BID plans to design, produce and install identifying banners within Adams Morgan BID boundaries to help orient visitors and promote the business district.

Performance Measurements

- Measure changes in retail sales and hotel occupancy rates in Adams Morgan.
- Survey visitor perceptions of Adams Morgan as a visitor destination.

Administration

Goals

- Fundraising
- Grant development
- Public relations
- Provide high-quality professional management of BID activities for a reasonable cost.
- Ensure that all BID activity is fully insured
- Effectively communicate with the BID membership, governance structure, Adams Morgan Main Street and the general public.

Needs

The BID process has identified the following administration needs:

- Reliable, responsive, hands-on management of all BID activities.
- Cost-effective administration.

Programs

The Adams Morgan BID will be managed by a full-time Executive Director.

The Executive Director (ED) will maintain direct contact with BID members and will act as liaison to neighborhood organizations and government agencies. The ED will be accountable for providing effective management of BID services to ensure a high level of consistent services are maintained throughout the BID area. The ED will direct day-to-day activities and will be responsible for strategic planning, program development, government relations, public relations, personnel management, and the BID budget.

Performance Measurement

- Monitor the quality of management provided by the Executive Director in terms of providing and developing leadership, managing growth, program development and execution, and controlling costs. Separate measures of performance for each of these key areas will be developed by the Board of Directors.

IV. Financial Plan

The experience of BIDs around the country is that programs are fine-tuned, expanded or even reduced as needs in an area change. Once the Adams Morgan Partnership has successfully addressed the issues on which it initially focuses, it will be able to consider a reallocation of resources to reduce certain programs where warranted or provide new programs and expanded services to its members.

The BID will investigate and pursue programs that provide direct and indirect benefits to its members, such as aggregating energy purchases and bringing Federal demonstration projects to the BID from the Departments of Commerce, Energy, and Transportation. The BID will also work with the City to ensure

that effective economic development programs that benefit BID members are well integrated with other BID programs.

1. One-Year Operating Budget

The summary for the 2004 operating budget for the Adams Morgan Partnership is provided on the accompanying page. The first normalized operating year total budget is projected to be \$246,000. It includes the following components:

Public Safety

The total public safety budget for the first year of operations is approximately \$88,000 or some 36% of the operating budget. This includes all costs for safety, ambassador patrols, equipment and supervision for creating and maintaining a security network, purchasing security equipment and all personnel.

Cleaning, Maintenance, and Transportation Management

The total cleaning and maintenance budget for the first year of operations is approximately \$55,000 which represents 22% of the total BID budget. These costs include contract costs for personnel to regularly sweep sidewalks, periodic power washing of all sidewalks, graffiti removal, and selective streetscape beautification.

Marketing and Promotion and Streetscape Improvement

The projected marketing budget is \$9,000, approximately 4% of the first year operating budget. It includes design, production and installation of banners and preparation of marketing materials.

Administration

The annual budget for administration is approximately \$94,000 and represents 39% of the total BID budget. This includes funds to hire the Executive Director as well as funds for legal and accounting services. This also includes the BID's overhead (rent, insurance, supplies, printing/postage, production of materials and the cost of communicating with BID members).

**Adams Morgan Partnership
One –Year Operating Budget
(Full Year of Operations)**

Category	Budget
Public Safety	\$88,000
Maintenance and Transportation Management	\$55,000
Marketing and Streetscape Improvement	\$9,000
Administration	\$95,000
Total Program Budget	\$246,000

It is planned that an integral part of the BID budget program is fundraising. Both the one year budget above and the five year budget that follows are conservative in nature and only reflect the monies raised through the self assessment tax. The fundraising avenue will provide additional dollars through solicitation of individual businesses to provide money for BID sponsored services over and above the self assessment tax. These dollars will be used to augment the self assessment tax and provide services required by the Adams Morgan Partnership to satisfy the businesses' needs above the amount provided by the tax.

2. Five-Year Operating Budget

The projected operating budget for the Adams Morgan Partnership BID's first five years is provided below.

Beginning in 2005 (year two of the five year budget) it is planned to begin a program to address the needs of the homeless who wander the streets of Adams Morgan. This, as yet undefined, program is anticipated to be conservative in the early years and grow as the BID enters the last half of the ten year planning horizon.

The projections are based on the assumption that the BID's annual expenses will grow slightly with increased assessments. These projections further assume an increase in the taxable base due to the improvement of buildings in the commercial district. Any proposed BID tax rate change is subject to review and approval by the entire BID membership, as provided in the BID legislation and the Bylaws of the Adams Morgan Partnership, Inc.

**Adams Morgan Partnership
Five-Year Operating Budget**

Category	2004	2005	2006	2007	2008
Public Safety	\$88,000	\$95,000	\$105,000	\$105,000	\$105,000
Maintenance & Transportation	\$55,000	\$60,000	\$66,000	\$66,000	\$66,000
Homelessness	\$ -0-	\$5,000	\$5,000	\$5,000	\$5,000
Marketing & Streetscapes	\$9,000	\$10,000	\$11,000	\$11,000	\$11,000
Administration	\$95,000	\$98,000	\$110,000	\$113,000	\$113,000
Contingency	\$ -0-	\$ -0-	\$15,000	\$15,000	\$15,000
Total Annual BID Budget	\$247,000	\$268,000	\$312,000	\$315,000	\$315,000

V. BID Tax Assessments

Depending on the types and distribution of services, reliability of assessments and the nature of the taxable base, BIDs across the country use a variety of methods to assess BID taxes. The BID planning process analyzed these issues and proposed to the City Council that the most equitable and balanced taxation method for financing the BID is on an assessed value basis for Class 3, 4, and 5 properties.

Calculation of BID Tax Assessments

BID taxes will be assessed on all non-exempt properties in the Adams Morgan Partnership BID area using the following calculations:

Examples of Annual Assessments

Adams Morgan Partnership BID rate \$.21 (\$0.21 per \$100 of assessed value)

Property with Assessed Value	\$ 500,000
Adams Morgan Partnership Rate	.0021

<u>Adams Morgan Partnership BID Tax</u>	<u>\$1,050</u>
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Property with Assessed Value	\$ 875,000
Adams Morgan Partnership Rate	.0021

<u>Adams Morgan Partnership BID Tax</u>	<u>\$1,837.50</u>
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Property with Assessed Value	\$ 5,000,000
Adams Morgan Partnership Rate	.0021

<u>Adams Morgan Partnership BID Tax</u>	<u>\$10,500</u>
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Property with Assessed Value	\$ 12,000,000
Adams Morgan Partnership Rate	.0021

<u>Adams Morgan Partnership BID Tax</u>	<u>\$25,200</u>
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Time and Manner of Collecting BID Taxes

As provided in the enabling legislation, the BID assessment is considered an additional real property tax and will be collected by the District of Columbia. BID bills on a partial-year tax basis may be mailed to property owners immediately after the BID is legally registered. From that point forward, BID taxes will be due semi-annually, at the same time District property taxes are due. Delinquent BID taxes are subject to interest and penalties and all applicable collection mechanisms, including District tax sale.

BID tax funds will be deposited by the District's tax collection agent directly into a special account. At no time will BID taxes be commingled with District of Columbia general funds.

Exempt Properties (Nonprofit and Governmental)

The BID Act allows the BID to solicit and accept voluntary contributions from exempt properties in the BID area and may provide services to exempt properties within the BID area.

VI. BID GOVERNANCE

The Adams Morgan Partnership Corporation has been registered as a 501(c)(6) organization governed by a 15-voting member Board of Directors (Board also includes 5 non-voting and one ex officio member, total 21). The Business Improvement Districts Act of 1996, as amended, requires that a majority of BID Board Members be property owners. The Act also provides that the BID board must include commercial tenants of non-exempt property. The Adams Morgan Partnership Board may also have representatives of community, civic, cultural, and religious and social service organizations. Consistent with legislative requirements, 8 or 53% of the Adams Morgan Partnership Board members will be property owners. The balance of the voting Board members will be commercial tenants.

The Business Improvement Act of 1996 makes every property owner and every commercial tenant of non-exempt property within the BID area a member of the BID. The BID will hold an annual meeting where BID members elect Board members and review the annual budget and plan.

The City's Role in Governance

The BID corporation is an independent nonprofit corporation. The BID Act gives the City and its representatives no formal role in its governance. However, in addition to annual receipt by the Mayor, Chief Financial Officer, and City Council of the BID's financial statements, the Mayor reviews any proposed changes to the BID plan or tax rates approved by the Board and the BID members. The BID will work closely with City agencies to ensure that City services are efficiently and effectively delivered to the Adams Morgan area. To these ends, the Adams Morgan Partnership may elect to create an advisory committee consisting of City agency representatives and other interested parties.

VII. CONTINUATION OF CITY SERVICES

Throughout the BID planning process, property owners and tenants have voiced concern that the District government maintains existing services at a verifiable “baseline” service level. Section 21 of the Amended BID Act states: “The District government shall not eliminate or reduce the level of any services customarily provided in the District to any similar geographic area because such area is subject to a BID, and shall continue to provide its customary services and levels of each service to such area notwithstanding that such area is or may be encompassed in a BID, unless a reduction in service is part of a District-wide pro rata reduction in services necessitated by fiscal considerations or budgetary priorities.”

The formal establishment of a base level of City services ensures that existing City services are enhanced and not replaced by BID activities. To this end, the BID will seek specific “level of service” agreements with the City to increase certain services to support and enhance the BID’s efforts.

VIII. ADAMS MORGAN PARTNERSHIP POLICIES

Competitive Bidding

The Board of the Adams Morgan Partnership shall have authority to develop a policy of competitive bidding for the purchase of services, products and equipment. The policy will aim to maximize service quality, efficiency, and cost effectiveness.

Equal Employment Opportunity

The Adams Morgan Partnership, Inc. will be an equal opportunity employer.

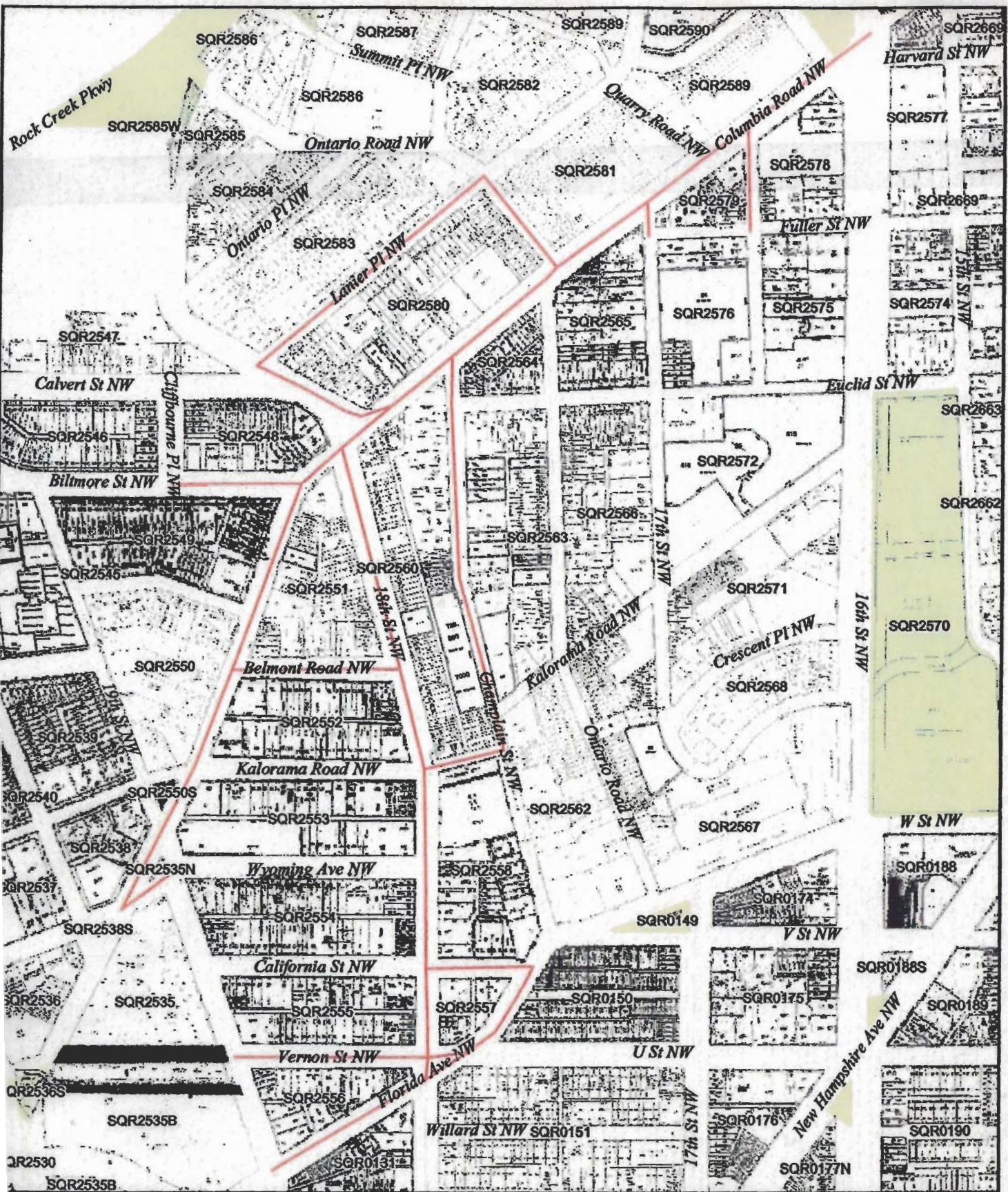
Startup Costs to be Reimbursed by the BID after Registration

The following startup costs may be reimbursed by the BID after registration:

- \$6,000 to reimburse Constantine Stavropoulos for his September 2004 loan to the Adams Morgan Partnership to cover the initial month's salary of Josh Gibson as executive director of the BID startup effort. This loan enabled Mr. Gibson to begin his work, and it was during this time that he secured the additional funding to allow his employment to continue. BID creation would have been unlikely if not impossible without this early loan.
- Approximately \$250 to Josh Gibson for various startup costs (photocopying of outreach materials, postage for outreach materials, business cards, etc.)
- Approximately \$200 to Jan Fenty for partial BID rent payments at Affinity Lab
- Approximately \$200 to Kathy Atkinson for partial BID rent payments at Affinity Lab
- Approximately \$50 to Val Morgan for photocopying
- If the BID is not registered as expected in June (with executive director salary then paid directly by the BID starting in July), the additional pre-BID weeks of salary may need to be treated as pre-registration costs.

Tax Assessor's Map of Geographic Area of the BID

See following page



Adams Morgan BID

BID Area

Parks

Streets



Map Created 05-27-05

District of Columbia
Office of Tax and Revenue
Real Property Administration
941 North Capitol Street, N.E.
202-727-4829



List of Initial Members of BID Board of Directors

Chuck Brazie

Jan Fenty

Sal Gioia

Councilmember Jim Graham

Scott Sledge

Constantine Stavropoulos

Articles of Incorporation

See following page.

Please note that since the date these Articles of Incorporation were enacted, there has been a change in the membership in the initial board of directors. Kathy Atkinson, Jocelyne Finnegan, Val Morgan, and Bill Thomas resigned in writing at a board meeting held on May 18, 2005. At this same meeting, four new board members (Chuck Brazie, Sal Gioia, Councilmember Jim Graham, and Scott Sledge) were elected.

Reflecting these changes, the current board of directors is composed of:

Chuck Brazie
2006 Columbia Road, NW
Washington, DC 20009

Jan Fenty
1841 Columbia Road, NW
Washington, DC 20009

Sal Gioia
2323 18th Street, NW
Washington, DC 20009

Councilmember Jim Graham
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 105
Washington, DC 20004

Scott Sledge
2427 18th Street, NW
Washington, DC 20009

Constantine Stavropoulos
2459 18th Street, NW
Washington, DC 20009

As required by law, within 120 days of the BID's registration by the Mayor, an election for new **BID board members** will be held pursuant to the terms of 2-1215.07b.

**ARTICLES OF INCORPORATION
OF
ADAMS MORGAN PARTNERSHIP, INC.**

We, the undersigned natural persons of the age of twenty-one years or more, acting as incorporators of a corporation under the NON-PROFIT CORPORATION ACT (D.C. Code, 1981 edition, Title 29, Chapter 5), adopt the following Articles of Incorporation:

FIRST: The name of the corporation is Adams Morgan Partnership, Inc. (the "Corporation").

SECOND: The period of the Corporation's duration is perpetual.

THIRD: The purpose or purposes for which the corporation is organized are:

To operate exclusively to promote the common business interests of business located in the "BID Area" as defined below, by seeking registration as the "BID Corporation" as defined in the Business Improvement Act of 1996, as amended (the "BID Act"), for the area described in the BID Act as the "Adams Morgan BID" (the "BID Area"), pursuant to the BID Act and, upon such registration, carrying out any "BID Activity" as defined in the BID Act, and serving any purpose permitted by the BID Act.

To exercise any powers conferred upon corporations formed under the District of Columbia Nonprofit Corporation Act as may be necessary or convenient in order to accomplish the above-described purposes, including, but not limited to, the power to accept donations of money or property, whether real or personal, or any interest therein, wherever situated.

FOURTH: The Corporation shall not issue any capital stock.

FIFTH: The Corporation shall have members. There shall be three classes of members: 1) Each owner of real property, located within the BID area, which is not exempt from paying real property tax pursuant to An Act to Define Real Property Exempt From Taxation in the District of Columbia, approved December 24, 1942 (56 Stat. 1060; D.C. Official Code 47-1001 et seq.) ("Property Owners"), 2) each commercial tenant in the BID Area ("Business Owners"), and 3) each person who becomes a member pursuant to section 22 of the BID Act ("Exempt Members") is eligible for membership. Members shall have the right to vote for Directors and on such other matters as may be provided in the Bylaws or as the Board of Directors may designate from time to time.

SIXTH: Except for the initial Board of Directors, whose names are set forth in these Articles of Incorporation, the Board of Directors shall be chosen in the manner provided in the Bylaws.

SEVENTH: Except as provided in these Articles of Incorporation, the internal affairs of the Corporation will be regulated and determined in the manner as provided in the Bylaws.

EIGHTH: At all times, and notwithstanding merger, consolidation, reorganization, termination, dissolution or winding up of the Corporation (voluntary or involuntary or by operation of law), or any other provisions thereof:

- A. The Corporation shall not possess or exercise any authority, whether expressly, by interpretation or by operation of law, that would pose a substantial risk of preventing it at any time from qualifying and continuing to qualify as an organization in section

501(c)(6) of the Internal Revenue Code of 1986 (the "Code"), nor shall the corporation engage directly or indirectly in any activity that would pose a substantial risk of causing the loss of such qualification under section 501 (c)(6) of the Code.

- B. At no time shall the Corporation engage in any activities that are unlawful under the laws of the United States, the District of Columbia, or any other jurisdiction where any of its activities take place.
- C. No part of the assets or net earnings of the Corporation shall ever inure to the benefit of any private shareholder or individual.
- D. The Corporation shall never be operated for the primary purpose of carrying on a trade or business for profit.

NINTH: Upon the termination, dissolution, or winding up of the Corporation in any manner or for any reason, voluntary or involuntary, its assets, if any, shall be distributed in accordance with a plan of distribution adopted by the Board of Directors. The Board shall adopt such a plan within 60 days of dissolution. The plan shall provide for the timely distribution of funds and disposition of assets to satisfy creditors in the order of priority, if any. The plan shall also provide for the distribution, within 30 days of its adoption, of any surplus funds, including the proceeds of the sale of all real and personal property, to the owners in proportion to their obligation to pay BID taxes.

TENTH: The private property of the officers and directors of the Corporation shall not be subject to payment of debts of the Corporation to any extent whatever.

ELEVENTH: All references contained in these Articles of Incorporation to the Internal Revenue Code of 1986, or to the "Code", shall be deemed to refer to the Internal Revenue Code of 1986 and to the Regulations established pursuant thereto as they now exist or as they may hereafter be amended. Any reference contained in these Articles of Incorporation to a specific section or chapter of the Code shall be deemed to refer to such section or chapter and the Regulations established pursuant thereto as they now exist or as they may hereafter be amended, and to any corresponding provision of any future United States Internal Revenue law and any Regulations established pursuant thereto.

TWELFTH: The address, including street number and zip code, of the initial registered office of the Corporation and the name of its initial registered agent at such address are:

Ms. Jeannette Fenty
1905 Kenyon Street, NW
Washington, DC 20010

THIRTEENTH: The number of directors constituting the initial Board of Directors of the Corporation is five (5). The name and address, including street number and zip code, of each of the individuals who are to constitute the initial Board of Directors are:

President – Mr. Constantine Stavropoulos
3510 Porter Street, NW
Washington, DC 20016

Executive Vice President – Ms. Jocelyn Finnegan
2980 16th St., NW, #317

Washington, DC 20009

Vice President – Ms. Valerie Morgan
2467 18th Street, NW
Washington, DC 20009

Secretary – Ms. Jeannette Fenty
1905 Kenyon Street, NW
Washington, DC 20005

Treasurer – Ms. Kathleen Atkinson
1822 Vernon Street, NW #101
Washington, DC 20009

FOURTEENTH: The name and address, including street and number and zip code, of each incorporator are:

Mr. Constantine Stavropoulos
3510 Porter Street, NW
Washington, DC 20016

IN WITNESS WHEREOF, I have signed and acknowledged these Articles of Incorporation this _____ Day of _____, 2004.

DATE _____

I, _____, A Notary Public, hereby certify that on the _____ Day of _____, 2004, Constantine Stavropoulos appeared before me and signed the foregoing document as incorporators, and have averred that the statements therein contained are true.

(NOTARY SEAL AND SIGNATURE)

FOURTEENTH: The name and address, including street and number and zip code, of each incorporator are:

Ms. Jocelyn Finnegan
2980 16th Street, NW, #317
Washington, DC 20009

IN WITNESS WHEREOF, I have signed and acknowledged these Articles of Incorporation this ____ Day of _____, 2004.

DATE _____

I, _____, A Notary Public, hereby certify that on the _____ Day of _____, 2004, Jocelyn Finnegan appeared before me and signed the foregoing document as incorporators, and have averred that the statements therein contained are true.

(NOTARY SEAL AND SIGNATURE)

FOURTEENTH: The name and address, including street and number and zip code, of each incorporator are:

Ms. Jeannette Fenty
1905 Kenyon Street, NW
Washington, DC 20010

IN WITNESS WHEREOF, I have signed and acknowledged these Articles of Incorporation this ____ Day of _____, 2004.

DATE _____

I, _____, A Notary Public, hereby certify that on the _____ Day of _____, 2004, Jeannette Fenty appeared before me and signed the foregoing document as incorporators, and have averred that the statements therein contained are true.

(NOTARY SEAL AND SIGNATURE)

FOURTEENTH: The name and address, including street and number and zip code, of each incorporator are:

Mr. William B. Thomas
1828 Swann Street, NW #2
Washington, DC 20009

IN WITNESS WHEREOF, I have signed and acknowledged these Articles of Incorporation this _____ Day of _____, 2004.

DATE _____

I, _____, A Notary Public, hereby certify that on the _____ Day of _____, 2004, William B. Thomas appeared before me and signed the foregoing document as incorporators, and have averred that the statements therein contained are true.

(NOTARY SEAL AND SIGNATURE)

Bylaws

See following page.

Please note that since the date these bylaws were enacted, there has been a change in the membership in the initial board of directors. Kathy Atkinson, Jocelyne Finnegan, Val Morgan, and Bill Thomas resigned in writing at a board meeting held on May 18, 2005. At this same meeting, four new board members (Chuck Brazie, Sal Gioia, Councilmember Jim Graham, and Scott Sledge) were elected.

Reflecting these changes, the current board of directors is composed of:

Chuck Brazie
2006 Columbia Road, NW
Washington, DC 20009

Jan Fenty
1841 Columbia Road, NW
Washington, DC 20009

Sal Gioia
2323 18th Street, NW
Washington, DC 20009

Councilmember Jim Graham
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 105
Washington, DC 20004

Scott Sledge
2427 18th Street, NW
Washington, DC 20009

Constantine Stavropoulos
2459 18th Street, NW
Washington, DC 20009

As required by law, within 120 days of the BID's registration by the Mayor, an election for new BID board members will be held pursuant to the terms of 2-1215.07b.

**BYLAWS
OF
ADAMS MORGAN PARTNERSHIP**

**A CORPORATION ORGANIZED UNDER THE
DISTRICT OF COLUMBIA NONPROFIT CORPORATION ACT
AND
THE BUSINESS IMPROVEMENT DISTRICTS ACT OF 1996, AS AMENDED**

A District of Columbia Nonprofit Corporation

ARTICLE I

DEFINITIONS

Section 1.01 DEFINITIONS.

The following terms used in these Bylaws shall have the meanings set forth below.

“Act” or “Corporation Act” means the District of Columbia Nonprofit Corporation Act, (D.C. Code, 1981 Edition, Title 29, Chapter 5, as amended).

“BID” means the Business Improvement District in Adams Morgan.

“BID Act” means the Business Improvement Districts Act of 1996 (D.C. Law 11-134, as amended).

“BID Area” means the geographic area containing all of the nonexempt real properties within the BID.

“Commercial tenant” means a lessee, or other lawful occupant, of nonexempt real property within the BID who is not an owner and who conducts a lawful commercial use as defined in the zoning regulations of the District of Columbia.

“Corporation” means Adams Morgan Partnership.

“Director” means an individual serving on the Adams Morgan Partnership Board of Directors.

“Owner” means the possessor of title of nonexempt real property within the BID.

ARTICLE II

PURPOSES

Section 2.01 PURPOSES.

The purposes of the Corporation are set forth in its Articles of Incorporation, including specifically to operate exclusively to promote the common business interest of businesses

located in the BID Area by seeking registration as the "BID corporation" as defined in the BID Act, and upon registration, carrying out any BID activity as defined in the BID Act, and serving any purpose permitted by the BID Act.

ARTICLE III

OFFICES

Section 3.01 OFFICES.

The registered office of the Corporation shall be located in the District of Columbia. The Corporation may have any number of other offices at such places as the Board may determine.

ARTICLE IV

MEMBERS

Section 4.01 PRIOR TO BID FORMATION.

Until the BID has been registered pursuant to the BID Act, the Corporation shall have no members.

Section 4.02 COMPOSITION; CLASSES.

From and after the date the BID has been registered, the Corporation shall have Members. The Members shall consist of all "owners" and "commercial tenants" (as such terms are defined in Section 2 of the BID Act) within the geographic area of the BID Area, and any other owners of exempt real property, or the District of Columbia or federal government, who become Members pursuant to Section 21 of the BID Act. The Corporation shall have two classes of voting membership:

- (a) Class A Members: Class A Members shall be all commercial tenants within the BID Area, excluding, however, ground lessees who own improvements on any commercial non-exempt property in the BID Area.
- (b) Class B Members: Class B Members shall be all Members other than the Class A Members.

Membership in the Corporation shall be automatic, vesting with ownership of any non-exempt property in the BID Area, the leasing of any commercial non-exempt property in the BID Area, or the election to pay BID taxes under Section 21 of the BID Act. Such membership shall continue until, and thereupon automatically shall terminate at, such time as such Member's ownership or tenancy, as the case may be, within the BID Area is terminated, or any Member electing to be a Member under Section 21 of the BID Act shall be delinquent by more than 60 days in the payment of its voluntary contribution (or, in the case of the federal government's General Services Administration, contract compensation), or, in any instance, the termination or dissolution of the Corporation or the BID.

Section 4.03 ANNUAL MEETINGS.

Annual meetings of the Members shall be held on a weekday, which is not a legal holiday in October of each year. Except as permitted in Section 4.02 of these Bylaws, at all annual meetings of the Members, members of the Board of Directors shall be elected as provided in Article IV hereof and such other business as properly may come before the meeting may be transacted.

Section 4.04 SPECIAL MEETINGS.

It shall be the duty of the President to call a special meeting of the Members if so directed by resolution of the Board of Directors or, after the first annual meeting of Members, upon the petition of Members holding not less than twenty-five percent (25%) of the votes in the Corporation as the same may exist from time to time. Such resolution or petition shall (i) specify the time and place of such meeting, (ii) specify either the date of such meeting or that the Secretary shall designate such date, (iii) specify the purpose or purposes of such meeting, and (iv) be delivered to the Secretary. No business shall be transacted at a special meeting except as stated in the notice of such meeting given in accordance with the provisions of Section 4.06.

Section 4.05 PLACE OF MEETINGS.

Meetings of the Members shall be held in such place in the Adams Morgan area of Washington, D.C. or other convenient location in Washington, D.C. as from time to time may be designated by the Board of Directors.

Section 4.06 NOTICE OF MEETINGS; ROSTER OF MEMBERS.

At least twenty-one (21) but not more than thirty (30) days in advance of each annual meeting of the Members, and at least seven (7) but not more than thirty (30) days in advance of each special meeting of the Members, the Secretary shall cause to be sent to each Member of record notice of the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes of such meeting. Such notice shall be sent by United States mail, first class postage prepaid, to each Member of record at the property address of such Member and to such other address as such Member may have designated in writing to the Secretary. The mailing of a notice of a meeting in the manner provided in this Section shall be deemed service of notice. In lieu of mailing notice of a meeting in the manner provided in this Section, the Secretary may cause such notice to be personally delivered, provided, that the Secretary shall certify in writing that such notice actually was delivered to the Member.

Section 4.07 ADJOURNMENT OF MEETINGS.

If any meeting of the Members cannot be convened because a quorum is not present, Members holding a majority of the votes present, in person or by proxy, at such meeting may adjourn such meeting, without the requirement of further notice, to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 4.08 PRESIDING OFFICER.

The President or his or her designee shall preside at all meetings of the Members. In the absence of the President or such designee from any meeting of the Members, any person designated by the Board of Directors shall preside over such meeting.

Section 4.09 MINUTES.

The minutes of all meetings of the Members shall be in writing and shall be held in a Minute Book maintained by the Secretary. The then current Robert's Rules of Order or any other rules of procedure acceptable to the Board of Directors shall govern the conduct of all meetings of the Members when not in conflict with these Bylaws, the Articles of Incorporation, the Corporation Act or the BID Act. All votes shall be tallied by a person or persons appointed by the presiding officer of the meeting.

Section 4.10 INSPECTORS OF ELECTION.

One or more Inspector(s) of Election may be appointed by the Board of Directors prior to the time of any meeting of the Corporation at which Directors shall be elected.

Section 4.11 VOTING.

The allocation of votes among Members of the Corporation shall be as follows:

(a) Each Class A Member of the Corporation with respect to each commercial tenancy shall have one vote on all matters of the Corporation for which such Member is or shall be entitled to vote.

(b) Each Class B Member shall have on all matters of the Corporation for which such Member is or shall be entitled to vote and with respect to each BID Property owned by such Member the number of votes equal to the greater of 1 or the quotient obtained by dividing by 500 (i) the amount of BID tax (rounded to the nearest \$250.00) payable by an owner of nonexempt real property for the then applicable fiscal year of the BID for such BID Property, or (ii) the amount of the voluntary contribution (rounded to the nearest \$250.00) payable by an owner of exempt real property, the District of Columbia or federal government (other than the federal government's General Services Administration) for the then applicable fiscal year of the BID for such BID Property, or (iii) the amount of contract compensation (rounded to the nearest \$250.00) payable by the federal government's General Services Administration for the then applicable fiscal year of the BID for such BID Property, with any such BID taxes, voluntary contributions or contract compensation payable under Section 16(e)(2) of the BID Act annualized for the first operating year of the BID, in each instance rounded to the nearest \$250.00. Class B Members whose property or properties constitute more than forty-nine percent (49%) of the value of the properties in the BID Area shall have on all matters of the Corporation for which such Member is or shall be entitled to vote with respect to all BID Properties owned by such Member the number of votes equal to the greater of 1 or the quotient obtained by dividing by 1000 the BID tax (rounded to the nearest \$250.00).

To illustrate the foregoing, if a Class B Member's annual BID tax (or voluntary contribution or contract consideration, as the case may be) is \$1,350 for a BID Property, then such Member's vote with respect to such BID Property would be determined, first, by rounding such BID tax to the nearest \$250.00 and, second, by dividing the result by 500, as follows:

Step 1 \$1,350.00 rounded to the nearest \$250.00 = \$1,250.00

Step 2 $1,250.00/500 = 2.5$ vote

As an additional example, if a Class B Member's annual BID tax (or voluntary contribution or contract consideration, as the case may be) is \$350.00 for a BID Property, then such Member's vote with respect to such BID Property would be determined, first, by rounding \$350.00 down to \$250.00 and, second, by dividing the result by 500 to reach 0.50, except,

that, in such instance, such Member's vote can be no less than, and accordingly would equal, 1.

(c) Notwithstanding the foregoing provisions of paragraphs (a) and (b), in no event shall the total number of votes assigned to any one Member, or to any number of Members under common ownership or control, exceed 33 1/3% of the total number of votes which may be cast. For purposes of the foregoing, "ownership or control" shall mean the possession of the power directly or indirectly to cause the direction of the management and the policies of the Member(s) in question.

(d) Since a Member may be other than a natural person, or a combination of persons and/or entities, the person who shall be entitled to cast the vote(s) of such Member shall be the natural person named in a certificate executed by all of the persons and/or entities comprising such Member and filed with the Secretary at or prior to any meeting or, in the absence of such named person from the meeting (or the failure to name such a person), the person who shall be entitled to cast the vote(s) of such Member shall be the natural person who is present at such meeting, if only one such person is present. If more than one such persons are present and no certificate has been filed with the Secretary (or, if the person named in the certificate is not present), the vote(s) appertaining to such Member shall be cast in accordance with the agreement of a majority of the persons so present, and the consent of such persons shall be conclusively presumed if any one of them purports to cast the votes appertaining to such Member without protest being made to the presiding officer of the meeting. If protest is made, such Member shall be counted solely for the purpose of determining quorum.

(e) No Member may vote at any meeting of the Members if at the time of such meeting such Member shall be delinquent by more than sixty (60) days in the payment of any financial obligation to the Corporation.

Section 4.12 PROXIES.

The vote(s) of any Member may be cast pursuant to proxy duly executed by or on behalf of such Member or, in cases where a Member is more than one person or entity, by or on behalf of all such persons and/or entities, and shall be filed with the Secretary at or before the appointed time of the meeting. No proxy shall be revocable except by actual notice of revocation given by the Member to the presiding officer of the meeting. A proxy may be instructed (directing the proxy how to vote) or uninstructed (permitting the proxy to vote in his or her discretion). A proxy shall be void if it is not dated, if it purports to be revocable without notice, if the signatures of those executing the same have not been witnessed by a person who shall sign his or her full name and address, if it is not signed by a person having authority to execute deeds on behalf of any Member who is not a natural person or if it is not signed by the Member or such Member's duly authorized attorney-in-fact for any Member who is a natural person, or, subject to the final sentence of this Section, if it purports to apply to less than all of the votes applicable to such Member with respect to any one BID Property. Subject to the last sentence of this Section, each proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of that proxy. Notwithstanding the foregoing provisions of this Section, proxies by a Class B Member to such Member's commercial tenants or any such commercial tenant may be for less than all of the votes attributable to such BID Property (but in no event less than a fractional vote of .25 or in multiples other than .25) and may be continuing in nature for a stated period not to exceed 12

consecutive months, but in no event shall be deemed to constitute a proxy for the purpose of casting such Member's vote (or any portion thereof) for the election of any Class B Directors.

Section 4.13 MEMBER ACTION.

Except as otherwise required by the BID Act, the Corporation Act, the Articles of Incorporation or these Bylaws, decisions of the Members shall be made by a majority of the votes of Members present, in person or by proxy, at a meeting of the Members at which a quorum shall have been obtained. In furtherance of the foregoing, pursuant to Section 29-517(b) of the Corporation Act, the Members present, in person or by proxy, at a duly convened meeting of the Corporation may continue to conduct business until adjournment, notwithstanding the withdrawal of Members sufficient to reduce Member presence below quorum.

Section 4.14 MAJORITY OF THE MEMBERS.

Except as otherwise provided by law, as used in these Bylaws, the term "majority of the votes of Members" or words of like import shall mean the vote of Members present, in person or by proxy, at a duly organized meeting of the Members at which a quorum shall have been obtained and (i) holding more than fifty percent (50%) of the votes of Members so present and (ii) representing more than fifty percent (50%) in number of all nonexempt BID Properties.

Section 4.15 QUORUM.

Except as otherwise provided in these Bylaws or as required by law, the presence, in person or by proxy, of Members holding 25% or more of the outstanding votes in the Corporation and representing 10% or more in number of all nonexempt BID Properties and representing 10% or more in number of commercial tenants in the BID at the time a meeting of the Members shall convene shall constitute a quorum at and throughout all such meeting.

ARTICLE V

BOARD OF DIRECTORS

Section 5.01 NUMBER AND COMPOSITION.

(a) The affairs of the Corporation shall be governed by a Board of Directors. The names and address of the present members of the Board of Directors are attached to and made a part of these Bylaws as an exhibit. The number of directors of the Corporation shall be at least 5, but not more than 25, as determined by the Board of Directors from time to time as set forth in Section 4.01(b)(iii).

(b) **Members.** The initial Board of Directors shall be composed of fifteen (15) members as follows: ii) six (6) members shall be Class A Directors (members of the Board of Directors who are commercial tenants or representatives of commercial tenants) and (ii) nine (9) members shall be Class B Directors (members of the Board of Directors who are owners or owners' representatives); provided, that, a majority of incumbent Class A Directors, and a majority of incumbent Class B Directors, from time to time serving may amend the

membership number of the Board of Directors, as limited by Section 4.01(a) above, by written notice thereof given to the Nominating Committee at least thirty (30) days prior to the date of any annual meeting of the Members at which the election of members of the Board of Directors shall be held.

(c) Nonvoting Delegates. There will be six (6) Nonvoting Delegates from the Adams Morgan Business and Professional Association (AMBPA), the Adams Morgan Community Association (AMCA), the ANC 1C (ANC), the Adams Morgan Main Street (AMMS), the Kalorama Citizens' Association (KCA), and the Reed Cooke Neighborhood Association (RCNA). No Nonvoting Delegate shall have any voting rights in the Corporation.

Section 5.02 ELECTION.

(a) Nominating Committee. There shall be at least 5 and no more than 8 Nominating Committee members, as determined by the President from time to time. At least sixty (60) days prior to each annual meeting of the Members, the President shall appoint a Chair of the Nominating Committee. The Chair of the Nominating Committee shall appoint each of the members of the Nominating Committee. The Nominating Committee shall consist of members of the Board of Directors and/or past Presidents of the Corporation. With respect to all such annual meetings, at least one committee member shall be a Class A Director and at least one committee member shall be a Class B Director, and no member of the Board of Directors whose term is then expiring shall be eligible to serve on the Nominating Committee. The Nominating Committee shall develop and administer such election procedures as shall be approved from time to time by the Board of Directors. The Nominating Committee shall make its determinations by majority vote and submit to the entire Board of Directors a written list of the slate and number of candidates for the next Board of Directors.

(b) Nominations. Each person eligible for election as a member of the Board of Directors may be nominated only by: (i) the Nominating Committee or (ii) by a Member petition submitted to the Chair of the Nominating Committee at least thirty (30) days prior to the date of the meeting at which such election shall be held; provided, that, with respect to a Member petition, only Class A Members may nominate Class A Directors and only Class B Members may nominate Class B Directors, and a petition shall require the signature of no less than ten (10) Members to nominate a member of the Board of Directors. Each nominee either shall be present at the meeting for which such election shall be held to consent to the nomination, or shall consent to such nomination by a written instrument delivered to the Secretary at or prior to the time of such meeting.

(c) Election. Class A Directors shall be elected by plurality vote of the Class A Members, and Class B Directors shall be elected by plurality vote of Class B Members. Each Member shall be entitled to cast its votes for as many persons as there are Directors to be elected. Votes shall not be cumulated. In accordance with Section 516(b) of the Corporation Act, in the discretion of the Board of Directors, the election of members of the Board of Directors after the first annual meeting of Members may be conducted by mail.

(d) Nonvoting Delegates. Nonvoting Delegates shall be appointed by their organizations with the consent of the Board of Directors and shall serve a term of two years and for so long as they are the president, chairperson or other designated authorized representatives of AMBPA, AMCA, ANC, AMMS, KCA or RCNA, and automatically shall be deemed to have

resigned upon vacating such office for any reason, whereupon their respective successors in office automatically shall become members of the Board of Directors. No Nonvoting Delegate shall have any voting rights in the Corporation.

Section 5.03 TERM OF OFFICE.

At the first annual meeting of the Members, the two (2) persons elected as Class A Directors and the three (3) persons elected as Class B Directors with the highest number of votes were elected for a term of three (3) years each, the two (2) persons elected as Class A Directors and the three (3) persons elected as Class B Directors with the second highest number of votes were elected for a term of two (2) years each, and the remaining members of the Board of Director were elected for a term of one (1) year each. All persons elected as members of the Board of Directors at any subsequent annual meeting shall be elected for a term of three (3) years. All members of the Board of Directors shall hold office until their respective successors shall have been elected and shall have qualified. No Member may be elected to or may serve on the Board of Directors for more than two (2) consecutive terms.

Section 5.04 QUALIFICATIONS.

All members of the Board of Directors (other than the Appointed Directors) shall be Members, or partners, officers, directors, trustees, agents or employees of Members who are not natural persons. No Member may be elected to or may serve on the Board of Directors if at the time of such election or during such incumbency such Member shall be delinquent by more than sixty (60) days in the payment of any financial obligation to the Corporation.

Section 5.05 EX OFFICIO MEMBERS.

The Board of Directors may appoint such non-voting, ex officio members to the Board of Directors as it deems advisable. Ex officio members of the Board of Directors may, but need not include a representative of the District of Columbia Metropolitan Police Department for the 3rd District of the rank of Lieutenant or higher, the Council person for Ward 1, representatives of civic organizations active in Adams Morgan, or such other persons as the Board of Directors from time to time may deem advisable. Ex officio members shall serve at the pleasure of the Board of the Directors.

Section 5.06 POWERS AND DUTIES.

The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Corporation and may do all acts and things as are by the Corporation Act, the BID Act, the Articles of Incorporation or these Bylaws directed to be done by the Corporation. In addition to the fiduciary duties imposed on the Board of Directors under the law, the duties imposed by these Bylaws, the Board of Directors shall have the power to, and shall be responsible for, the following:

- (a) Preparing and processing in accordance with the BID Act a BID application in furtherance of registration of the BID.
- (b) Adopting an annual operating budget and supplements thereto as provided in Article VIII of these Bylaws, in which there shall be detailed the required contribution of each Member to pay BID taxes.
- (c) Providing for the conduct of any "BID Activity" (as such term is defined in the BID Act and shall include any specially charged special capital improvement or service permitted

- under Section 17(c) of the BID Act) that the Board of Directors elects to undertake. The Board of Directors expressly is authorized to enter into cooperative, cost sharing agreements with the boards of other BIDs or business or citizens associations if in the judgment of the Board of Directors such agreements are in the best interests of the Corporation and/or BID.
- (d) Designating, hiring and dismissing the personnel necessary for conduct of business and activities of the Corporation and the BID, and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies and materials to be used by such personnel in the performance of their duties, which equipment, supplies and materials shall be the property of the Corporation.
- (e) Providing to the Chief Financial Officer of the District of Columbia ("CFO") the BID tax roll and supporting information as provided for in Section 16 of the BID Act, and cooperating and coordinating with the CFO the collection and disbursement of BID taxes, depositing the same in a bank depository(ies) which it shall approve in accordance with these Bylaws, and using the proceeds to administer the Corporation and BID in accordance with the provisions of these Bylaws and the BID Act.
- (f) Opening checking, savings, money market or other depository accounts on behalf of the Corporation and designating the signatories required therefore, provided, that all such accounts must be maintained in federally insured financial institutions doing business in the District of Columbia.
- (g) Contracting for the making of BID activities in accordance with the provisions of these Bylaws and the BID Act.
- (h) Enforcing by legal means the provisions of these Bylaws and the Articles of Incorporation, and bringing or defending against any proceeding, which may be instituted on behalf of or against the Corporation.
- (i) Obtaining and carrying insurance as provided in these Bylaws, paying the premium cost thereof and adjusting and settling claims thereunder.
- (j) Keeping books and accounts in accordance with the provisions of these Bylaws and the BID Act.
- (k) Filing an annual report of the Corporation pursuant to Section 14 of the BID Act.
- (l) Adopting amendments to these Bylaws and/or the BID plan, subject to and as provided in Article XIII of these Bylaws.
- (m) Borrowing money on behalf of the Corporation when required in connection with BID activities, provided, however, that at no time shall there be borrowed or owed in excess of ten percent (10%) of the total assessment for BID taxes for any fiscal year without the affirmative vote of at least sixty-seven percent (67%) of the votes of Members present, in person or by proxy, at a meeting of Members at which a quorum shall have been obtained.
- (n) Attending at least seventy-five percent (75%) of the total number of Board Meetings and Committee Meetings (whether regular or special), held over a twelve (12) month period.

Section 5.07 MANAGING AGENT.

- (a) Managing Agent. The Board of Directors may contract with a professional Managing Agent at a compensation established by the Board of Directors to perform such nonfiduciary duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the Managing Agent any or all of the powers granted to the Board of Directors by these Bylaws, provided, that in no event may the Board of Directors delegate its duties or its powers under paragraphs (a), (b), (c), (l) and (m) of Section 5.06. A Managing Agent may

not be a Member or an affiliate of a Member, but may be a property manager or asset manager of any BID Property(ies). The Board of Directors may delegate to one of its members the authority to act as liaison on its behalf on all matters relating to the duties of the Managing Agent which might arise between meetings of the Board of Directors. The Board of Directors may not employ a Managing Agent for a term in excess of two (2) years, which contract may be renewed on a continuing one (1) year basis. Any contract with a Managing Agent must provide that it may be terminated for cause on no more than thirty (30) days' written notice and without cause on no more than ninety (90) days' written notice, in all cases without the imposition of any termination fee. The Board of Directors shall require appropriate standards of performance of any Managing Agent, including without limitation, the following:

- (i) bank accounts of the Corporation shall not be commingled with any other accounts;
 - (ii) no remuneration or other benefit shall be accepted by the Managing Agent from vendors, independent contractors or others providing goods or services to the Corporation, and any discount or other benefit received shall be received in trust for and on behalf of the Corporation;
 - (iii) any financial or other interest which the Managing Agent may have in any person or firm providing goods or services to the Corporation promptly shall be disclosed to the Board of Directors;
 - (iv) the Managing Agent shall prepare a monthly financial report for the Corporation containing the following: (A) a balance sheet reflecting the financial condition of the Corporation on an unaudited basis; (B) an income and expense statement reflecting the income and expense activity for the preceding month; (C) an account activity statement reflecting all receipt and disbursement activity for the preceding month on a cash basis; (D) a delinquency report indicating all Members who are delinquent in paying assessments and describing any actions taken on behalf of the Corporation to collect such assessments; (E) an account status report reflecting the status of all accounts on an actual versus projected basis; and (F) a budget report reflecting actual versus budgeted amounts on a year to date basis; and
 - (v) the Managing Agent shall maintain fidelity bond coverage to protect against willful or dishonest acts of its employees who either handle or are responsible for handling funds of the Corporation, which coverage shall (A) name the Corporation as an additional obligee and (B) otherwise provide the same coverage as is required of the Corporation under Article X of these Bylaws.
- (b) Self-Management. Nothing in this Section 5.07 shall require the retention of a third party Managing Agent and the Board of Directors may employ on behalf of the Corporation such individuals, including an Executive Director, as it deems necessary or desirable to assist in the self-management of the Corporation and the BID.

Section 5.08 REMOVAL OF MEMBERS OF THE BOARD OF DIRECTORS.

After the first annual meeting of the Members, any member of the Board of Directors (other than the Appointed Directors) may be removed, with cause, either (i) by a majority of the votes of the membership class which elected such Director at any meeting of the Members at which a quorum shall have been obtained, and a successor may then and there be elected by such membership class to fill the vacancy thus created for the remainder of the term of the Board director so removed, or (ii) by a vote of a majority of all of the other members of the Board of Directors at a special meeting of the Board of Directors held for such purpose. An

Appointed Director may be removed only for cause, which shall be filled in accordance with Section 5.10 of these Bylaws. Any Director whose removal has been proposed by Members shall be given at least seven (7) days' notice of the calling of the meeting and the purpose thereof, and shall be given an opportunity to be heard at the meeting.

Section 5.09 RESIGNATIONS OF MEMBERS OF THE BOARD OF DIRECTORS.

Any Director may resign at any time by giving written notice to the Board of Directors, Chairman of the Board of Directors, if any, President, or Secretary of the Corporation. Unless otherwise specified in such written notice, a resignation shall take effect upon delivery thereof to the Board of Directors or to the designated officer. A resignation need not be accepted in order to be effective. A member of the Board of Directors shall be deemed to have given written notice of his/her intent to resign if such member fails to attend either (i) seventy-five percent (75%) of the total number of Board Meetings and Committee Meetings (whether regular or special), held over a twelve (12) month period or (ii) three (3) consecutive Board meetings (whether regular or special). Any director who is deemed to have given written notice of his/her intent to resign may provide an explanation for his/her non-attendance at such meetings and request to remain on the Board of Directors at the Board of Directors meeting immediately following the meeting that caused the Board of Directors to deem that the Director gave his/her notice of intent to resign. Anytime after a member of the Board is deemed to have given written notice of his/her intent to resign, the remainder of the Board of Directors may vote on whether such Director shall remain on the Board of Directors and his/her resignation shall take effect upon such vote. A Director is deemed to have resigned if he/she no longer owns, operates or is employed at a business in the BID area and such resignation is effective upon departure from the BID area.

Section 5.10 VACANCIES.

Vacancies in the Board of Directors caused by any reason other than the removal of a Director by Members (which shall be filled as provided in Section 5.08) shall be filled by a vote of a majority of the remaining Directors (or the sole remaining Director) at a special meeting of the Board of Directors held for such purpose promptly after the occurrence of any such vacancy, provided, that a vacancy of a Class A Director shall be filled by a commercial tenant or representative of a commercial tenant and a vacancy of a Class B Director shall be filled by an owner or owner's representative. Each person so elected shall be a member of the Board of Directors until a successor shall be elected at the next annual meeting of the Members for the remainder of the term created by such vacancy.

Section 5.11 ORGANIZATION MEETING.

A special organization meeting of each Board of Directors shall be held within twenty (20) days after each annual meeting of the Members. No notice shall be necessary to the members of the Board of Directors in order legally to constitute such special meeting, provided a quorum shall be present at such meeting.

Section 5.12 REGULAR MEETINGS.

After the first annual meeting of the Members, no less than six (6) regular meetings of the Board of Directors shall be held during each consecutive twelve (12) month period, in each instance, at such time and place as shall be determined from time to time by the Board of the

Directors. Notice of regular meetings of the Board of Directors shall be given to each Director by mail, e-mail, facsimile, telex or telegraph, telephone or personally at least seven (7) business days prior to the date specified for such meeting. All meetings, regular and special, of the Board of Directors shall be open to the Members, except that matters relating to the hiring or termination of personnel, matters with legal counsel to the Corporation recommended by such legal counsel to be held in closed session and other matters ordinarily conducted by the governing body of a nonprofit corporation with privacy or otherwise in closed session, all may be conducted to the exclusion of Members, as appropriate. A schedule of regular meetings of the Board of Directors for each fiscal year shall be sent to all Members, which schedule shall state the date, time and place of each such meeting. A schedule published in any newspaper of general circulation in Adams Morgan shall satisfy the requirements of the preceding sentence, provided that Members are informed in advance of any change in the date, time and/or place of any regular meeting.

Section 5.13 SPECIAL MEETINGS.

Special meetings of the Board of Directors may be called by the President on three (3) business days' notice to each Director, given by mail, e-mail, facsimile, telex, telegraph, telephone or personally, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least twenty-five percent (25%) of the Directors.

Section 5.14 TELEPHONE MEETINGS.

Members of the Board of Directors may participate in any meeting of the Board of Directors by means of a conference telephone or similar communication equipment if all persons participating in such meeting can hear each other at the same time. Such participation shall constitute presence in person at any such meeting.

Section 5.15 WAIVER OF NOTICE.

Any Director at any time in writing may waive notice of any meeting of the Board of Directors, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall constitute a waiver of notice by such Director of the time and place of such meeting, unless such attendance is for the sole purpose of objecting to such meeting. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 5.16 QUORUM; VOTING OF THE BOARD OF DIRECTORS.

At all meetings of the Board of Directors, the presence in person at the commencement of a meeting of a majority of the Class A and Class B Directors shall constitute a quorum for the transaction of business throughout the meeting, and the votes of a majority of the Class A and Class B Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. Appointed Directors shall be non-voting members of the Board of Directors. If at the commencement of any meeting of the Board of Directors there is less than a quorum present, a majority of those present or a sole present Director may adjourn the meeting from time to time. At any such reconvened meeting at which a quorum

is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 5.17 COMPENSATION.

No Director shall receive any compensation for acting as a Director, but shall be reimbursed for actual and reasonable out-of-pocket expenses incurred in the performance of such person's duties in connection with the BID.

Section 5.18 CONDUCT OF MEETINGS.

All resolutions adopted by the Board of Directors and all transactions and proceedings occurring at all meetings of the Board of Directors shall be reflected in written minutes and held in a Minute Book maintained by the Secretary. The then current Robert's Rules of Order or any other rules of procedure at any time or from time to time acceptable to a majority of the Board of Directors shall govern the conduct of the meetings of the Board of Directors when not in conflict with these Bylaws, the Corporation Act or the BID Act. The Minute Book maintained by the Secretary in accordance with this Section shall be made available for examination under and subject to the limitations set forth in Section 8.08. The presiding officer shall have the responsibility and duty to keep order, be fair and impartial and protect the rights of all Board Directors in the conduct of meetings of the BID.

Section 5.19 ACTION WITHOUT MEETING.

Any action by the Board of Directors required or permitted to be taken at a meeting may be taken without a meeting if all of the Class A Directors and Class B Directors shall consent in writing to such action. Any such unanimous written consent shall be filed with the minutes of the proceedings of the Board of Directors.

Section 5.20 COMMON OR INTERESTED DIRECTORS.

Each Member of the Board of Directors shall exercise his or her powers and duties in good faith and in the best interests of the Corporation. No contract or other transaction between the Corporation and any of its officers or Directors, or between the Corporation and any corporation, firm or association in which any of the officers or Directors of the Corporation are directors or officers or are pecuniarily or otherwise interested, is or shall be either void or voidable because of such relationship or interest or because any such officer or Director is present at the meeting of the Board of Directors or any committee thereof which authorizes, approves or ratifies such contract or transaction, or because his or her or their vote(s) is or are counted for such purpose, if any of the conditions specified in any of the following paragraphs exists:

- (a) the material facts of such relationship or interest are disclosed or known to the Board of Directors or committee which authorizes, approves or ratifies such contract or transaction in good faith and by a vote sufficient for the purpose, without counting the vote(s) of such interested officers or Directors; or
- (b) the material facts of such relationship or interest are disclosed or known to Members holding at least a majority of all of the votes in the Corporation and such Members authorize, approve or ratify such contract or transaction in good faith and by a vote sufficient for the purpose; or

(c) such contract or transaction was fair and commercially reasonable to the Corporation in view of all the facts known to any officer or member of the Board of Directors at the time it was authorized, ratified, approved or executed.

Any common or interested officer or Director may be counted in determining the presence of a quorum at any meeting of the Board of Directors or committee thereof which authorizes, ratifies or approves any contract or transaction.

Section 5.21 COMMITTEES.

The Board of Directors from time to time may appoint (and expand and/or disband) such committees from among its own Board of Directors and/or from among the Members and from such other persons as the Board of Directors from time to time deems desirable to assist in the administration or operation or affairs of the Corporation.

Section 5.22 EXECUTIVE COMMITTEE.

The Board of Directors shall appoint an Executive Committee which shall consist of each of the officers of the Corporation, such other person as the then sitting Executive Committee may elect and as a non-voting member, the incumbent Executive Director of the Corporation. The Executive Committee shall have and may exercise all of the right, powers and authority of the Board of Directors, except as expressly limited by the Act, as amended from time to time. The Executive Committee shall fix its own rules of procedure and shall meet at such times and at such places as may be provided by its rules. The President of the Corporation shall serve as the Chairman of the Executive Committee. The Chairman of the Executive Committee or, in the absence of a Chairman, a member of the Executive Committee chosen by a majority of the members present, shall preside at meetings of the Executive Committee, and another member thereof chosen by the Executive Committee shall act as Secretary. A majority of the Executive Committee shall constitute a quorum for the transaction of business, and the affirmative vote of a majority of the Executive Committee then present shall be required for any action of the Executive Committee. The Executive Committee shall keep minutes of its meetings and deliver such minutes in a timely fashion to the Board of Directors. Decisions of the Executive Committee shall be consistent with the policies and the then current adopted operating budget of the Corporation.

ARTICLE VI

OFFICERS

Section 6.01 DESIGNATION.

The principal officers of the Corporation shall be a President, one or more Vice Presidents, a Secretary and a Treasurer. The Board of Directors may appoint an assistant treasurer, an assistant secretary and/or such other officers as in its judgment may be necessary or desirable. All officers shall have the duties normally incident to their respective offices in a District of Columbia nonprofit corporation and such other additional duties as from time to time shall be assigned by the Board of Directors. The Board of Directors also may employ an Executive Director. The duties and principal obligations of each of the officers are as follows:

- (a) President. The President shall be the chief executive officer of the Corporation and, subject to the direction of the Board of Directors, shall have general charge of the activities, affairs and property of the Corporation and general supervision over its other officers and agents. In general, the President shall perform all duties incident to the office of President of a nonprofit corporation and shall see that all orders and resolutions of the Board of Directors are carried into effect. The President shall be thoroughly familiar with the Bylaws of the BID, parliamentary procedure in general and the BID's selected parliamentary authority in particular. The President shall be a member of the Board of Directors.
- (b) Vice President. In the absence or disability of the President, the Vice President, or in the event there is more than one, the Vice Presidents in the order designated, or in the absence of any designation, in the order of their election, shall perform the duties and exercise the powers of the President. The Vice President(s) also generally shall assist the President and shall perform such other duties and have such other powers as from time to time may be provided by the Board of Directors.
- (c) Secretary. The Secretary shall attend all meetings of the Members and the Board of Directors and shall record all votes and the proceedings of all meetings in a book to be kept for such purposes. The Secretary also shall perform like duties for the Executive Committee or other committees, if required by any such committee. The Secretary shall give (or cause to be given) notice of all annual, regular and/or special meetings of the Members and the Board of Directors and shall perform such other duties as from time to time may be provided by the Board of Directors or by the President. The Secretary shall have custody of the seal of the Corporation, shall have authority (as shall any Assistant Secretary) to affix the same to any instrument requiring it, and to attest the seal by signature. The Board of Directors may give general authority to officers other than the Secretary or any Assistant Secretary to affix the seal of the Corporation and to attest the affixing thereof by signature. The Secretary shall maintain a current record of Members of the Corporation, and the Secretary, working with other officers and agents of the Corporation, shall determine the number of votes to be allocated to Members pursuant to these Bylaws.
- (d) Assistant Secretary. The Assistant Secretary, if any (or in the event there is more than one, the Assistant Secretaries in the order designated, or in the absence of any designation, in the order of their election), in the absence or disability of the Secretary, shall perform the duties and exercise the powers of the Secretary. The Assistant Secretary(ies) shall perform such other duties and have such other powers as from time to time may be provided by the Board of Directors.
- (e) Treasurer. The Treasurer shall cause and assist in the custody of and responsibility for the Corporation's funds and evidences of indebtedness, shall cause and assist in keeping books belonging to the Corporation, and shall cause and assist in depositing all moneys and other valuable effects in the name and to the credit of the Corporation in such accounts (including, without limitation, checking, savings and money market accounts) and in such depositories as from time to time may be ordered by the Board of Directors; provided, however, that any such account may only be maintained in a federally insured financial institution doing business in the District. The Treasurer shall cause and assist in disbursing the funds of the Corporation as may be ordered by the Board of Directors, or by the President if such expenditure authority has been delegated by the Board of Directors to the President. The Treasurer shall cause and assist in keeping full and accurate records and accounts of the assets, liabilities, receipts and disbursements and other transactions of the Corporation in

books belonging to the Corporation and shall render to the President and the Board of Directors, at regular meetings of the Board of Directors or whenever any of them may so require, an account of all transactions and the financial condition of the Corporation. If required by the Board of Directors, the Treasurer shall cause and assist, at the Corporation's expense, in providing a fidelity bond to the Corporation in such amount, form and security as may be specified by the Board of Directors for the faithful performance of the duties of the office of Treasurer and for restoration to the Corporation of all of its books, records, money, vouchers, and any and all other property in the Treasurer's possession or under the Treasurer's control on the date of the Treasurer's death, resignation or removal from office. The Treasurer shall prepare a budget outlining the Board of Director's then current projections of revenues and operating expenses for the next succeeding fiscal year. The Board of Directors shall also deliver to the Members, from time to time as circumstances warrant, a supplement to the then current operating budget outlining any material change in anticipated income or expenditures during the applicable fiscal year. The Board of Directors shall also update each operating budget and/or each operating budget supplement from time to time to the extent the Board of Directors receives information requiring material changes to any such operating budget or any such operating budget supplement.

(f) Assistant Treasurer. The Assistant Treasurer, if any (or in the event there is more than one, the Assistant Treasurers in the order designated, or in the absence of any designation, in the order of their election), in the absence or disability of the Treasurer, shall perform the duties and exercise the powers of the treasurer. The Assistant Treasurer(s) shall perform such other powers as from time to time may be provided by the Board of Directors.

Section 6.02 QUALIFICATIONS.

All officers other than an Executive Director shall be Directors. Any officer may hold more than one position, except that the offices of President, Vice President and Secretary shall be held by three (3) different persons.

Section 6.03 ELECTION.

The officers of the Corporation shall be elected annually by the Board of Directors at the organization meeting following each annual meeting of the Members, and shall hold office at the pleasure of the Board of Directors.

Section 6.04 REMOVAL OF OFFICERS.

Any officer may be removed with cause, upon the affirmative vote of a majority of the members of the Board of Directors. Any officer may resign at any time. Any vacancy in an office shall be filled by the Board of Directors at a regular meeting or at a special meeting called for such purpose.

Section 6.05 AGREEMENTS, CONTRACTS, DEEDS, CHECKS, ETC.

All agreements, contracts, deeds, leases, checks and other instruments of the Corporation for expenditures or obligations in excess of \$1,000.00, and all checks drawn upon reserve accounts, if any, shall be executed by any two officers or by such other person or persons as may be designated by the Board of Directors.

Section 6.06 COMPENSATION OF OFFICERS.

No officer shall receive any compensation for acting as an officer, but shall be reimbursed for reasonable and actual out-of-pocket expenses incurred in the performance of such person's duties in connection with the BID.

ARTICLE VII

LIABILITY AND INDEMNIFICATION

Section 7.01 DISTRICT OF COLUMBIA.

The District of Columbia shall not be liable or responsible in any manner for any debts incurred, or for any acts or inactions by the Board of Directors or by any agent, employee or Member of the Corporation.

Section 7.02 LIABILITY.

Neither a Director, officer or Member nor any affiliate of a Director, officer or Member, nor any shareholder, officer, director, employee, partner, agent, or advisor of a Director, officer or Member, nor an affiliate of any Director, officer or Member of the Corporation shall be personally liable to the Corporation or to any owner or Member for loss or damage caused by any act or omission in such capacity, except for losses or damages caused by such party's fraudulent, willful or wanton conduct or misconduct, breach of the Bylaws or the Articles of Incorporation or gross negligence. The Corporation shall indemnify (only to the extent of Corporation assets without recourse to any Director, officer or Member) any person who was or is a party or threatened to be made a party to any threatened, pending, or completed action, suit or proceeding (other than an action by or on behalf of the Corporation), which action, suit or proceeding arises out of or relates to any claim, issue or matter involving or affecting the Corporation, by reason of the fact that such party is or was a Director, officer or Member, an affiliate of a Director, officer or Member, or an officer, shareholder, director, employee, partner, agent or advisor of a Director, officer or Member or an affiliate of any Director, officer or Member, or is or was serving at the request of the Corporation as an officer, shareholder, director, employee, agent, or advisor of another partnership, corporation, joint venture, trust or other enterprise, against all expenses, including attorneys' fees, judgments, fines, and amounts paid in settlement, actually and reasonably incurred by such party in connection with such action, suit or proceeding, so long as such party acted in good faith in a manner reasonable believed to be in or not opposed to the best interests of the Corporation; provided, that no indemnification shall be made in respect of any claim, issue or matter as to which a party has been adjudged to be liable for fraudulent, willful, or wanton conduct or misconduct, breach of these Bylaws or the Articles of Incorporation, or gross negligence, or with respect to any criminal action or proceeding.

Section 7.03 INSURANCE.

The Corporation may maintain insurance on behalf of any person who is or was a Director or officer or the shareholder, employee, partner, agent, or advisor of a Director or officer for a liability asserted against it and incurred by such party in any such capacity or arising out of such party's status as such, whether or not the Corporation would have the power to indemnify and defend such party against such liability under Section 7.02.

ARTICLE VIII

FINANCIAL MATTERS

Section 8.01 FISCAL YEAR.

The fiscal year of the Corporation shall consist of the twelve-month period commencing on October 1 of each year and terminating on September 30 of the following year unless otherwise determined by the Board of Directors in accordance with the BID Act. The Corporation's first fiscal year shall commence upon the filing of its Articles of Incorporation and end on September 30 of the year in which filed.

Section 8.02 ADOPTION OF BUDGET.

Upon registration of the BID and no later than June 15 of each succeeding fiscal year, the Board of Directors shall adopt, and deliver to all Members by first class mail or personal delivery, an operating budget setting forth the Board of Director's then current projections of revenues and expenses for the ensuing fiscal year, together with such reserves for contingencies or BID activities as the Board of Directors from time to time deems appropriate. The Board of Directors shall update any budget if, when and as the Board of Directors receives information requiring a material change to such budget (as the same may have been previously updated), and any such update shall constitute a supplement to such budget and shall be mailed or delivered to the Members as provided above. For purposes of the foregoing, as provided in Section 13(e) of the BID Act, a material change is a change where a major programmatic activity not anticipated in a previously approved plan is undertaken or which involves a reallocation of more than 10% of the anticipated revenues in a fiscal year. Operating budgets and supplements shall not require the prior approval of Members and each operating budget and supplement shall be effective upon delivery to the Members or such later date as may be set forth in such budget or supplement. For the purposes of this Section, budgets and budget supplements shall be deemed delivered to Members three (3) days after being deposited in the United States Mail with first class postage prepaid, or if personally delivered, when delivered or when delivery is refused or cannot be effected because of the absence of a recipient at a Member's property address during normal working hours on business days.

Section 8.03 RESERVES.

The Board of Directors may build up and maintain reasonable reserves for working capital, general operations, contingencies or other matters. Reserves shall be kept in a separate bank account(s), segregated from general operating funds, and, if the Board of Directors shall deem it advisable, funds accumulated for each type of reserve shall be kept in a separate bank account, identified by reference to the specific category of reserve. Extraordinary expenditures not originally included in any annual budget, or in any update or supplement which may become necessary during the year shall be charged first against such reserves. Except where an emergency requires an expenditure to prevent or minimize loss, reserves accumulated for one purpose may not be expended for any other purpose unless approved by a majority of the Board of Directors.

Section 8.04 SPECIAL CHARGES.

If any special capital improvement or service of a nature above the level of improvements or services provided generally by the BID shall be requested by any owner(s) and approved by a majority vote of disinterested members of the Board of Directors, such special capital improvement or service shall be specially charged to such owners(s) in proportion to each owner's obligation to pay BID taxes or otherwise in accordance with such reasonable terms as the Board of Directors from time to time may determine in order to reflect the benefit received by such owner(s) from such special capital improvement or service, and such special charge may be payable in a lump sum or in installments as the Board of Directors may determine. The Board of Directors shall serve notice of any such special charge on all affected owner(s) by a statement in writing setting forth the amount of such special charge and specifying the payment terms thereof. Such special charge shall constitute the personal obligation of the owner(s) involved, shall be payable directly to the BID, may be deposited directly into any bank account established by the BID for such purpose, and shall not constitute a BID tax. In addition, in accordance with Section 17(e) of the BID Act, a BID shall have a lien on any BID Property on which a capital improvement is made, and such lien shall be enforced and shall have the same priority as a mechanics lien.

Section 8.05 COLLECTION OF BID TAXES AND SPECIAL CHARGES.

The Board of Directors, or the Managing Agent at the request of the Board of Directors, shall take prompt action to collect any BID taxes due from any owner which remain delinquent for more than 120 days from the due date for payment thereof and to collect any special charges (or installments thereof) payable under Section 8.04 hereof which remain delinquent for more than 30 days from the due date for payment thereof.

Section 8.06 ACCOUNTS.

Except as otherwise provided in this Article, all sums collected by the Board of Directors with respect to BID Taxes and special charges may be commingled into a single fund.

Section 8.07 BOOKS AND ACCOUNTS.

Books and accounts of the Corporation shall be kept under the direction of the Treasurer in accordance with federal tax practices consistently applied. Such books and accounts shall detail, in chronological order, the receipts and expenditures of administration and operation of the Corporation and the BID.

Section 8.08 INSPECTION OF BOOKS.

(a) Subject to Sections 8.08(b) and (c) of these Bylaws, the books and accounts of the Corporation, together with a current copy of the Articles of Incorporation and these Bylaws, the minutes of all meetings of the Members and the Board of Directors, and all other records pertaining to the Corporation, shall be available for examination by the Members and contract purchasers and prospective commercial tenants, and/or their duly authorized agents or attorneys, and to the Mayor, the CFO and the District of Columbia Council (the "Council"), and/or their duly authorized agents or attorneys, at convenient hours on working days that shall be set and announced for general knowledge and after reasonable prior written or oral request, and, upon request, any Member, the Mayor, the CFO or the Council shall be provided with a copy of the records of the Corporation.

(b) Anything above or elsewhere in these Bylaws to the contrary withstanding, the books and records of the Corporation may be withheld from examination or copying by Members or others to the extent they concern (i) personnel matters, (ii) communications with legal counsel or attorney work product; (iii) transactions currently in negotiation or agreements containing confidentiality requirements; (iv) pending litigation; (v) pending matters involving formal proceedings for enforcement of the Articles of Incorporation, these Bylaws or any rules and regulations promulgated pursuant to these Bylaws; or (vi) disclosure of information in violation of law.

(c) The Corporation may impose and collect a charge, reflecting its actual costs of materials and labor, prior to providing copies of any books or records to Members.

Section 8.09 AUDIT.

All books and records of the Corporation shall be audited at least once a year by an outside auditor employed by the Board of Directors who shall not be a Member or an affiliate of a Member, and who shall be a Certified Public Accountant

ARTICLE IX

BID ACTIVITIES

Section 9.01 GENERAL.

The BID Act defines a "BID activity" as "a special service or activity conducted in a Business improvement District designed to improve the economic development climate in the area pursuant to the Act, and which is designed and conducted so as to avoid any material adverse impact on adjoining residential neighborhoods and is otherwise in accordance with all applicable laws, regulations, and requirements of the District of Columbia and the United States, which services and activities may augment, but which may not replace governmental services customarily provided in the regular course of the District's operations." BID activities, as provided by the BID Act may include the planning, administration and management of activities designed to provide economic stimulus, stability or benefit to the BID, including the following activities:

- (a) Seasonal promotions such as festivals and special displays;
- (b) enhanced maintenance and improvements to public space;
- (c) marketing and procurement activities in support of tourism, job creation, business attraction, development, efficiency and retention;
- (d) retail, restaurant and arts promotions;
- (e) services to improve public safety and transportation, (e.g. providing shuttle buses, community service representatives and private security services);
- (f) development of special signage and storefront and commercial building facade improvement programs; and
- (g) other services and activities consistent with the BID Act and the BID's business plan (as amended from time to time in accordance with the BID Act).

Section 9.02 SCOPE OF ACTIVITIES.

The type, number and scope of BID activities to be undertaken at any time or from time by the Corporation to time shall be determined from time to time by the Board of Directors in accordance with these Bylaws. Once undertaken, a BID activity shall not be discontinued

prior to completion without the affirmative vote of two-thirds of the entire Board of Directors.

Section 9.03 COOPERATION.

Each Member shall cooperate with the Corporation and its Directors, officers, employees, agents and independent contractors in the performance of any BID activity undertaken by the Corporation pursuant to this Article and the BID Act.

Section 9.04 SIGNAGE AND FACADE PROGRAMS.

If at any time the Corporation undertakes as a BID activity the development of special signage and/or storefront and/or commercial building facade improvement programs, each Member hereby agrees to cooperate with and allow the installation of any signage or facade improvement adopted pursuant to such BID activity, provided that no Member shall be required to expend any of its funds (other than for payment of BID taxes pursuant to these Bylaws) with respect to any such signage or facade improvement, nor shall any such signage or facade improvement alter or obstruct the identifying logo or name of any Member on its property or leased premises.

Section 9.05 GRAFFITI REMOVAL.

If at any time the Corporation undertakes as a BID activity the removal of graffiti, each Member hereby agrees to allow the Corporation or its duly authorized employees, agents and/or independent contractors to enter upon such Member's property or leased premises for such purpose, at all reasonable times and upon reasonable notice, and membership in the Corporation automatically shall constitute a waiver by a Member of any claims for damages resulting from such graffiti removal, except for damages resulting from the gross negligence or willful misconduct of the party or parties conducting such removal.

Section 9.06 RULES AND REGULATIONS.

Rules and regulations concerning BID activities undertaken by the Corporation may be promulgated, amended and/or repealed by the Board of Directors, provided that such Rules and Regulations are not contrary to or inconsistent with the BID Act or these Bylaws. Copies of all Rules and Regulations shall be furnished by the Board of Directors to each Member prior to the time when the same shall become effective.

ARTICLE X

INSURANCE

Section 10.01 GENERAL AUTHORITY; REQUIREMENTS.

(a) All policies of insurance relating to the Corporation shall be obtained by the Board of Directors or the Managing Agent on behalf of the Corporation. Neither the Board of Directors nor the Managing Agent shall be liable for any failure to obtain any coverage required to be obtained by this Article if such coverage shall have been unavailable upon reasonable inquiry and investigation or available only at unreasonable cost.

(b) Each policy of insurance purchased pursuant to this Article shall provide to the fullest extent applicable as follows:

- (i) the named insured under such policies shall be the Corporation, its Directors, officers and Members, the Managing Agent, if any, and their authorized representatives, as their interests may appear;
- (ii) in no event shall any such insurance be brought into contribution with insurance purchased by Members;
- (iii) the insurer waives (i) any right to claim by way of subrogation, and (ii) any defense based upon co-insurance or upon any invalidity arising from the acts of the insured;
- (iv) such policy shall not be canceled, invalidated or suspended due to the act or omission of any Member and/or his, her or its invitees, agents and employees or of any member, officer, employee or agent of the Board of Directors or the Managing Agent;
- (v) such policy may not be canceled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior notice to the Board of Directors and the Managing Agent, and to all parties whom certificates, sub policies or endorsements have been issued; and
- (vi) any "no other insurance" claim contained in the master policies shall expressly exclude individual Member policies from its operation.
- (vii) All policies of insurance shall be written by companies with a financial rating of Class A-VIII or better under Best's Rating Guide (or any comparable rating under a revised rating guide).

Section 10.02 LIABILITY INSURANCE.

The Board of Directors or the Managing Agent shall obtain and maintain comprehensive general public liability and property damage insurance in such limits as the Board of Directors from time to time may determine in accordance with this Section, insuring each member of the Board of Directors, the officers, the Managing Agent, and the Corporation against any liability to the public or to the Members (and their invitees, agents and employees) arising out of, or incident to the Corporation's activities, including any legal liability that results from lawsuits related to employment contracts to which the Corporation is a party. Such insurance shall be issued on a comprehensive liability basis and shall contain: (a) libel, slander, false arrest and other personal injury offenses coverage; (b) medical payments coverage; (c) a cross liability endorsement under which the rights of a named insured under the policy shall not be prejudiced with respect to such insured's action against another named insured; (d) hired and non-owned vehicle coverage; (e) host liquor liability coverage with respect to events sponsored by the Corporation; (f) property of others coverage; (g) broad form property damage coverage; and (h) a severability of interest endorsement which shall preclude the insurer from denying liability to a named insured because of the negligent acts of any other named insured. The Board of Directors shall review such limits once each year, but in no event shall such insurance be written in an amount less than Two Million Dollars (\$2,000,000.00) covering all claims for bodily injury or property damage arising out of one occurrence. Reasonable amounts of umbrella liability insurance in excess of primary limits in the discretion of the Board of Directors also may be obtained.

Section 10.03 OTHER INSURANCE.

The Board of Directors also shall obtain and maintain:

- (a) Directors and officers liability coverage and fidelity bond coverage to protect against wrongful and dishonest acts on the part of the officers, Directors, employees and other agents of the Corporation, including the Managing Agent, who either handle or are responsible for handling the funds held or administered by the Corporation. Fidelity bonds shall (i) name the Corporation as an obligee; (ii) be written in such amounts as from time to time shall be determined by the Board of Directors; (iii) contain waivers of any defense based upon the exclusion for persons who serve without compensation from any definition of "employee" or similar expression; and (iv) include provision for ten (10) days' written notice to the Corporation before the bond can be canceled or substantially modified;
- (b) Worker's compensation insurance if and to the extent necessary to meet the requirements of law.
- (c) Such other insurance as the Board of Directors may determine, or as may be requested from time to time by a majority of the votes of the Members.

Section 10.04 BOARD OF DIRECTORS AS AGENT.

The Board of Directors hereby irrevocably is appointed as the agent of the Corporation and its Members, Directors and officers to adjust and settle all claims arising under insurance policies maintained by the Board of Directors and to execute and deliver releases upon the payment of claims.

ARTICLE XI

COMPLIANCE AND DEFAULT

Section 11.01 GOVERNANCE.

The Corporation, and its Board of Directors, officers and Members shall be governed by and shall comply with the provisions of the BID Act, the Corporation Act, the Articles of Incorporation, these Bylaws and the Rules and Regulations adopted pursuant to these Bylaws, as any of the same may be amended from time to time. A default by any party subject to the foregoing shall entitle the Corporation or, to the extent provided in Section 11.04, an aggrieved Member, to the relief provided in this Article.

Section 11.02 BID TAXES.

The following Sections of the BID Act in effect as of the date of adoption of these Bylaws are summarized as a matter of disclosure to all Members. Reference is made to the cited Sections themselves for the complete text provision.

- (a) Section 16(e) of the BID Act provides that BID taxes shall be payable in advance, in six (6) month increments, and are due and payable, semiannually, on or before March 31 and September 15 of each year, except that a short BID tax period from the date of registration of a BID to the next regularly scheduled BID tax installment may be billed and collected.
- (b) Section 16(f) of the BID Act imposes a 10% penalty and interest at the rate of 11/2% per month on the amount of any unpaid BID tax.
- (c) Section 16(g) of the BID Act provides for the tax sale of any BID Property for which any BID tax remains unpaid in excess of sixty (60) days.
- (d) Section 18 of the BID Act authorizes the Corporation, through legal counsel, to file suit in the Superior Court of the District of Columbia against any owner with delinquent BID

taxes in excess of 120 days. Such suit may seek penalties and interest owed to the District of Columbia under Section 16(f) of the BID Act and the BID's reasonable attorney's fees in addition to delinquent BID taxes. A BID obtaining judgment in any such action shall have the authority to execute on such judgment in the name of the District of Columbia using any method of execution authorized by law, including, without limitation, the authority to record such judgment with the Recorder of Deeds, file a creditor's bill to seek real estate, seek any writ of attachment, fieri facias, distringas, or replevin, and seek condemnation under writs. No action under Section 18 of the BID Act shall be construed as a bar to action under Section 16(g) thereof.

Section 11.03 REMEDIES; OTHER MATTERS.

(a) In the event disputes arise with respect to the assessment of any special charge under Section 8.04 of these Bylaws or any activity conducted by the BID, such disputes shall be resolved through mediation, or, if mediation is unsuccessful, arbitration in accordance with the rules then obtaining of the American Arbitration Association or such other reputable organization as is generally recognized as providing arbitration services by the moving party in each instance. Any party to such arbitration shall have the right to initiate judicial proceedings to enforce any award or decision made pursuant to arbitration, but no person shall be authorized to institute judicial proceedings with respect to the matters referred to in this paragraph, except to enforce an arbitration award. Members, residents of a residential neighborhood adjoining a BID (as defined in Section 2(1) of the BID Act) and citizens associations covering an area in which a BID is located shall be entitled to seek relief under this Section.

(b) Disputes relating to the Corporation or BID with respect to matters not specifically limited in this Section 11.03 or in the BID Act may be resolved, in the discretion of the aggrieved party, through mediation, arbitration or judicial or equitable proceedings, including, without limitation, actions for specific performance and/or injunctive relief, but nothing herein shall be deemed to give any person or entity, other than the Corporation, its Directors, officers or Members, any standing to bring or institute any such action or proceeding.

Section 11.04 NO WAIVER OF RIGHTS.

The failure of any party to enforce any right, provision, covenant or condition which may be granted by the BID Act or these Bylaws shall not constitute a waiver of the right of such party to enforce such right, provision, covenant or condition in the future. Except as specifically precluded by the BID Act, all rights, remedies and privileges granted or allowed pursuant to any term, provision, covenant or condition of the BID Act or these Bylaws shall be deemed to be cumulative, and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such rights as may be granted to such party by the BID Act or these Bylaws.

ARTICLE XII

CERTIFICATES; NOTICE; SEAL

Section 12.01 MEMBERSHIP CERTIFICATES.

No membership certificates of the Corporation shall be issued.

Section 12.02 MEMBERS OF RECORD.

(a) As a part of the BID registration process, the Board of Directors, as BID applicant, shall identify all owners and, to the extent reasonably ascertainable, all commercial tenants within the geographic area of the BID. Such lists shall comprise the initial membership list of the Corporation.

(b) From and after the registration of the BID, it shall be the obligation of each owner, each commercial tenant and any party electing to pay BID taxes under Section 21 of the BID Act, to notify the Secretary of the Corporation in writing whenever such party acquires, leases, disposes of or ceases to lease any non-exempt property within the BID Area, or with respect to a party electing under Section 21 of the BID Act, elects, or withdraws an election to elect to pay BID taxes. In the absence of such written notice, a Member or non-Member shall conclusively be deemed to have the status last known to the Corporation.

Section 12.03 SEAL.

The Corporation shall adopt a seal, which shall have inscribed thereon the name of the Corporation, the year of incorporation, the words "Corporate Seal," and "a Non Profit District of Columbia Corporation."

ARTICLE XIII

AMENDMENTS

Section 13.01 GENERAL.

These Bylaws, the registered BID plan and BID taxes authorized under the BID Act from time to time may be amended only with the affirmative vote of two-thirds of the members of the Board of Directors present at duly convened meeting of the Board of Directors at which a quorum shall have been obtained, and the ratification by a majority of the votes of Members present, in person or by proxy, at a duly convened meeting of the Members at which a quorum shall have been obtained; provided, that any amendment of the registered BID plan shall be subject to the filing and certification provisions of Section 9 of the Bid Act, and provided, further, that BID taxes may only be amended once annually. All amendments to these Bylaws, the registered BID plan or the BID taxes shall comply with the BID Act and any regulations adopted pursuant thereto.

ARTICLE XIV

MISCELLANEOUS

Section 14.01 INVALIDITY.

The invalidity of any portion of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws, all of which shall be severable.

Section 14.02 CAPTIONS.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws or the intent of any provision hereof.

Section 14.03 GOVERNING LAW.

These Bylaws shall be governed by the laws of the District of Columbia and the United States of America applicable thereto.

Section 14.04 CONFLICTS.

To the extent of any inconsistency between the provisions of these Bylaws, the Corporation Act and/or the BID Act, the BID Act shall control over the Corporation Act and these Bylaws, and the Corporation Act shall control over these Bylaws.

List of Property Owners

Square	Lot	Number	Street	Owner Name	Owner Street	Owner City State Zip
2565	0052	2550	17TH ST NW	THEODORE PEDAS	PO BOX 9996	WASHINGTON, DC 20016-8996
2555	0062	2000	18TH ST NW	WALSH VINCENT D	1836 VERNON ST NW	WASHINGTON, DC 20009-1217
2555	0065	2002	18TH ST NW	SHERRY A GORE	31 CHURCHILL RD	CRESSKILL, NJ 07626-1629
2557	0012	2003	18TH ST NW	WELCH REVOCABLE FAMILY TRUST	2611 SPENCER RD	CHEVY CHASE, MD 20815-3824
2557	0013	2005	18TH ST NW	WELCH FAMILY LP	1220 L ST NW STE 100	WASHINGTON, DC 20005-4018
2555	0048	2006	18TH ST NW	JAMES M WASHINGTON	2900 HATBORO PL	UPPER MARLBORO, MD 20774-9486
2557	0014	2007	18TH ST NW	R M NUSSBAUMER	24 WARREN ST	RUMSON, NJ 07760-2012
2555	0047	2008	18TH ST NW	JAMES M WASHINGTON	2900 HATBORO PL	UPPER MARLBORO, MD 20774-9486
2557	0019	2009	18TH ST NW	JURASSIC PROPERTIES INC	3300 WISCONSIN AVE NW	WASHINGTON, DC 20016-3808
2555	0046	2010	18TH ST NW	JAMES M WASHINGTON	2900 HATBORO PL	UPPER MARLBORO, MD 20774-9486
2554	0814	2100	18TH ST NW	SMITH & SONS ENTERPRISES	1801 CALIFORNIA ST NW	WASHINGTON, DC 20009-1808
2554	0813	2102	18TH ST NW	EMIJEER ASSOCIATES	PO BOX 53016	WASHINGTON, DC 20009-9016
2554	0815	2104	18TH ST NW	REVOCABLE LIVING TRUST	7100 BROOKVILLE RD	CHEVY CHASE, MD 20815-4062
2554	0810	2106	18TH ST NW	A AMDE	3210 N ST NW	WASHINGTON, DC 20007-2829
2554	0812	2108	18TH ST NW	ASFAW AMDE	3210 N ST NW	WASHINGTON, DC 20007-2829
2554	0093	2110	18TH ST NW	KAREN GRAY	2110 18TH ST NW	WASHINGTON, DC 20009-1807
2554	0035	2112	18TH ST NW	A FOTELARGIAS	3210 N ST NW	WASHINGTON, DC 20007-2829
2554	0033	2116	18TH ST NW	STEVE MAGED	4910 TIEDEMAN RD	BROOKLYN, OH 44144-2338
2554	0032	2118	18TH ST NW	ANTONIOS FOTELARGIAS	9516 OLD GEORGETOWN RD	BETHESDA, MD 20814-1724
2554	0031	2120	18TH ST NW	JOHN SOULIOTIS	3210 N ST NW	WASHINGTON, DC 20007-2829
2554	0030	2122	18TH ST NW	OAS LP	2203 MASSACHUSETTS AVE NW	WASHINGTON, DC 20008-2813
2553	0065	2216	18TH ST NW	SOPHIE OXENBURG	3006 FAYETTE RD	KENSINGTON, MD 20895-2747
2553	0078	2218	18TH ST NW	MARY G SNODDERLY	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2553	0829	2222	18TH ST NW	MARY G SNODDERLY	2 WINDERMERE CT	ROCKVILLE, MD 20852
2553	0060	2226	18TH ST NW	EILEEN J GATTI	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2553	0059	2228	18TH ST NW	E J GATTI	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2552	2069	2300	18TH ST NW	SOLLINS STEPHEN N	1111 14TH ST NW	WASHINGTON, DC 20005-5603
2552	2068	2300	18TH ST NW	STEPEHN N SOLLINS	1111 14TH ST NW STE 200	WASHINGTON, DC 20005-5622
2560	2019	2305	18TH ST NW	HENRY TOWNSEND	2918 P ST NW	WASHINGTON, DC 20007-3068
2560	2018	2305	18TH ST NW	4728 CORPORATION	2825 27TH ST NW	WASHINGTON, DC 20008-4129
2560	2016	2305	18TH ST NW	ZPOOL LLC	2305 18TH ST NW STE 1	WASHINGTON, DC 20009-8902
2560	2017	2305	18TH ST NW	ZPOOL LLC	2305 18TH ST NW STE 2	WASHINGTON, DC 20009-8902
2560	2020	2305	18TH ST NW	HADDAD MUHSEN A	7826 EASTERN AVE NW # 20	WASHINGTON, DC 20012-1324
2560	0869	2307	18TH ST NW	2307 18TH STREET NW INVGRP LLC	6663B OLD DOMINION DR FL 3	MC LEAN, VA 22101-4518
2560	0868	2309	18TH ST NW	PARK PLACE PROPERTIES LLC	7819 NORFOLK AVE	BETHESDA, MD 20814-8002
2560	0801	2311	18TH ST NW	H D GEORGE	5500 33RD ST NW	WASHINGTON, DC 20015-1629
2552	0807	2314	18TH ST NW	EILEEN CANNON	2314 18TH ST NW	WASHINGTON, DC 20009-1815
2560	0113	2315	18TH ST NW	GELEDA LLC	2425 PARSONS BLVD	FLUSHING, NY 11357-3443
2560	0114	2317	18TH ST NW	SOLEIMAN A SKARINAM	2317 18TH ST NW	WASHINGTON, DC 20009-1814
2552	0024	2318	18TH ST NW	2318 18TH ST JOINT VENTURE	7712 ZULIMA CT	BETHESDA, MD 20817-4649
2560	0085	2319	18TH ST NW	SOLEIMAN ASKARINAM	2335 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0086	2321	18TH ST NW	WILLIAM T BENTON	PO BOX 21655	WASHINGTON, DC 20009-9655

2560	0087	2323	18TH ST NW	SOLEIMAN ASKARINAM	2317 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0088	2325	18TH ST NW	EIGHTH STREET PARTNERSHIP	24 WARREN ST	RUMSON, NJ 07760-2012
2560	0089	2327	18TH ST NW	MAHAPY WOLDEMARIAM	2327 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0100	2333	18TH ST NW	IRAJ & SOLEIMAN CORPORATION	2335 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0071	2335	18TH ST NW	SOLEIMAN ASKARINAM	2317 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0061	2337	18TH ST NW	2337 18TH STREET NW INC	1345 14TH ST NW	WASHINGTON, DC 20005-3610
2560	0062	2339	18TH ST NW	GOLBERS LLC	2339 18TH ST NW	WASHINGTON, DC 20009-1814
2560	0063	2341	18TH ST NW	SPEROS P LOUKAS	4662 CHARLESTON TER NW	WASHINGTON, DC 20007-1900
2560	0101	2405	18TH ST NW	SPEROS P LOUKAS	4662 CHARLESTON TER NW	WASHINGTON, DC 20007-1900
2551	0035	2406	18TH ST NW	ARPAD SHELDON	4085 HANCOCK BRIDGE PKWY	N FORT MYERS, FL 33903-7219
2560	0102	2407	18TH ST NW	SPEROS P LOUKAS	4662 CHARLESTON TER NW	WASHINGTON, DC 20007-1900
2551	0034	2408	18TH ST NW	ARPAD SHELDON	4085 HANCOCK BRIDGE PKWY	N FORT MYERS, FL 33903-7219
2560	0103	2409	18TH ST NW	ALAN SKVIRSKY	2409 18TH ST NW	WASHINGTON, DC 20009-2003
2551	0033	2410	18TH ST NW	ARPAD SHELDON	4085 HANCOCK BRIDGE PKWY	N FORT MYERS, FL 33903-7219
2560	0104	2411	18TH ST NW	OSCAR GUARDADO	4208 MILITARY RD NW	WASHINGTON, DC 20015-2955
2551	0814	2412	18TH ST NW	PAUL S TAUBER	2320 PELHAM RD N	SAINT PETERSBURG, FL 33710-3664
2551	0062	2412	18TH ST NW	STUART PAULINE M	PO BOX 21114	WASHINGTON, DC 20009-0614
2551	0820	2414	18TH ST NW	VALIRA LLC	1312 18TH ST NW	WASHINGTON, DC 20036-1808
2551	0056	2418	18TH ST NW	VALIRA LLC	1312 18TH ST NW	WASHINGTON, DC 20036-1808
2551	0084	2420	18TH ST NW	VALIRA LLC	1312 18TH ST NW	WASHINGTON, DC 20036-1808
2560	2051	2421	18TH ST NW	ADAMS MORGAN 18TH STREET LLC	4725 WISCONSIN AVE NW # 200	WASHINGTON, DC 20016-4609
2560	0093	2423	18TH ST NW	A K PARTNERSHIP	2423 18TH ST NW	WASHINGTON, DC 20009-2003
2551	2075	2424	18TH ST NW	2424 PREMIER PROPERTIES LLC	2362 CHAMPLAIN ST NW	WASHINGTON, DC 20009-2620
2551	2074	2424	18TH ST NW	ELA LLC	2001 L ST NW	WASHINGTON, DC 20036-4910
2560	0094	2425	18TH ST NW	SYLVIA SELDMAN TRUSTEES	3362 TENNYSON ST NW	WASHINGTON, DC 20015-2443
2560	0095	2427	18TH ST NW	WALKER H WALKER M WALKER G LEHMAN M	6408 WINDERMERE CIR	ROCKVILLE, MD 20852-3539
2560	0096	2429	18TH ST NW	CHAUVET PIERRE J P AND JACQUELINE	2429 18TH ST NW	WASHINGTON, DC 20009-2003
2560	0097	2431	18TH ST NW	EMILY J PHIFER	PO BOX 53016	WASHINGTON, DC 20009-9016
2560	0098	2433	18TH ST NW	PATEL PRAFUL C	3840 PORTER ST NW APT A379	WASHINGTON, DC 20016-2966
2551	0811	2434	18TH ST NW	HANNIBAL CORPORATION THE	2434 18TH ST NW	WASHINGTON, DC 20009-2004
2560	0099	2435	18TH ST NW	PATRICIA A GOGOS	3532 MASSACHUSETTS AVE NW	WASHINGTON, DC 20007-1447
2551	0810	2436	18TH ST NW	RALPH SNYDER	7819 NORFOLK AVE	BETHESDA, MD 20814-8002
2560	0045	2437	18TH ST NW	DEOMAG 18TH STREET LLC	7910 WOODMONT AVE STE 410	BETHESDA, MD 20814-7065
2551	0809	2438	18TH ST NW	WHITE HERBERT W	1664 COLUMBIA RD NW	WASHINGTON, DC 20009-3610
2560	0046	2439	18TH ST NW	MALA STIEGLITZ TRUTEE	201 N PALM DR	BEVERLY HILLS, CA 90210-4917
2551	0046	2440	18TH ST NW	BARBARA SHAPIRO	4220 OLLEY LN	FAIRFAX, VA 22032-1819
2560	0047	2441	18TH ST NW	LUZ M SINGH	2459 SANDBURG ST	DUNN LORING, VA 22027-1228
2551	0083	2442	18TH ST NW	2436 18TH ST ASSOC LTD PRTNSP	7819 NORFOLK AVE	BETHESDA, MD 20814-8002
2560	0840	2443	18TH ST NW	GEORGE S DRAVILLAS	1830 COLUMBIA RD NW	WASHINGTON, DC 20009-2002
2560	0839	2445	18TH ST NW	2445 18TH STREET DC LLC	4801 SAINT ELMO AVE FL 2	BETHESDA, MD 20814-3045
2560	0121	2447	18TH ST NW	EL MERCADITO INC	222 SPRINGLOCH RD	SILVER SPRING, MD 20904-3546
2551	0042	2448	18TH ST NW	CHARAN LAL	2448 18TH ST NW	WASHINGTON, DC 20009-2004
2551	0041	2450	18TH ST NW	ADELPHI PATNERS LLC	4801 SAINT ELMO AVE FL 2	BETHESDA, MD 20814-3045

2551	0040	2452	18TH ST NW	JO ANN FONG TRUST	10605 LILAC PL	SILVER SPRING, MD 20903-1016
2560	0841	2455	18TH ST NW	SHIRLEY J MORGAN TRUSTEE REVOCABLE TRUST	3313 SOLOMONS CT	SILVER SPRING, MD 20906-1320
2560	0110	2457	18TH ST NW	2459 18TH STREET JOINT VENTURE	8900 SEVEN LOCKS RD	BETHESDA, MD 20817-2056
2560	0074	2461	18TH ST NW	JACK LITTLEJOHN	2461 18TH ST NW	WASHINGTON, DC 20009-2003
2560	0075	2463	18TH ST NW	TIFFANY J WARD	1925 S FALLSMEAD WAY	POTOMAC, MD 20854-2640
2560	0076	2465	18TH ST NW	ROBERTA ONG ROUMEL TRUSTEE	1221 INGLESIDE AVE	MC LEAN, VA 22101-2816
2560	0077	2467	18TH ST NW	JACQUES R MORGAN	2467 18TH ST NW	WASHINGTON, DC 20009-2003
2560	0078	2469	18TH ST NW	KYONG KIM	4895 SEARIDGE CIR	HUNTINGTON BH, CA 92649-4483
2560	0079	2471	18TH ST NW	HARILAOS LLC	1312 18TH ST NW	WASHINGTON, DC 20036-1808
2560	0124	2473	18TH ST NW	SHOWBOAT 2473 LLC	1811 S ST NW OFC 100	WASHINGTON, DC 20009-6148
2560	0803	2479	18TH ST NW	LUO L LIN	13405 COACHLAMP LN	SILVER SPRING, MD 20906-5833
2560	0120	2481	18TH ST NW	MCDONALDS CORPORATION	2275 BEL PRE RD STE 202	SILVER SPRING, MD 20906-2204
2580	0511	1801	ADAMS MILL RD NW	GARTENHAUS ASSOCIATES	1109 SPRING ST STE 602	SILVER SPRING, MD 20910-4031
2549	0815	1804	ADAMS MILL RD NW	BELL PROPERTIES LLC	3228 BROOKLAWN CT	CHEVY CHASE, MD 20815-3941
2580	0516	1813	ADAMS MILL RD NW	GARTENHAUS ASSOCIATES	1109 SPRING ST STE 602	SILVER SPRING, MD 20910-4031
2580	0856	1817	ADAMS MILL RD NW	GARTENHAUS ASSOCIATES	1109 SPRING ST	SILVER SPRING, MD 20910-4002
2580	0850		ADAMS MILL RD NW	RIGGS NATIONAL BANK WASHINGTON FINANCE GROUP	808 17TH ST NW	WASHINGTON, DC 20006-3910
2552	2138	1800	BELMONT RD NW	1800 BELMONT INC	1718 CONN AVE NW	WASHINGTON, DC 20009-1148
2551	2029	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2030	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2031	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2032	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2033	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2034	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2035	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2036	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2037	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2038	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2039	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2040	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2042	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2044	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2551	2046	1801	BELMONT RD NW	JEMAL'S BELMONT LP	702 H ST NW # 400	WASHINGTON, DC 20001-3734
2552	0040	1802	BELMONT RD NW	THEODORE KVELL	1804 BELMONT RD NW	WASHINGTON, DC 20009-5162

2552	0039	1804	BELMONT RD NW	THEODORE KVELL	1804 BELMONT RD NW	WASHINGTON, DC 20009-5162
2549	0878	1822	BILTMORE ST NW	JOHN QUIGG	425 N COLUMBUS ST	ALEXANDRIA, VA 22314-2213
2557	0800	1724	CALIFORNIA ST NW	ALTURAS LLC	666 11TH ST NW STE 315	WASHINGTON, DC 20001-4542
2560	0032	2300	CHAMPLAIN ST NW	MARGARET A JACKSON	2460 ONTARIO RD NW	WASHINGTON, DC 20009-2705
2563	0103	2329	CHAMPLAIN ST NW	KINGS CREEK LLC	3411 OAKWOOD TER NW	WASHINGTON, DC 20010-1819
2563	0816	2335	CHAMPLAIN ST NW	BORK TIMOTHY J	1664 COLUMBIA RD NW FL 2	WASHINGTON, DC 20009-3610
2560	0127	2390	CHAMPLAIN ST NW	WASHINGTON FREE WEEKLY INC	1340 OLD CHAIN BRIDGE RD STE	MC LEAN, VA 22101-3927
2564	0020	2501	CHAMPLAIN ST NW	YANKO BACHVAROV	3800 FAIRFAX DR APT 313	ARLINGTON, VA 22203-1786
2564	0021	2503	CHAMPLAIN ST NW	2503 CHAMPLAIN STREET LTD	2503 CHAMPLAIN ST NW	WASHINGTON, DC 20009-2849
2564	0022	2505	CHAMPLAIN ST NW	TSUEY NGOR LIM TRUSTEE	12030 SAW MILL CT	SILVER SPRING, MD 20902-1882
2560	0875		CHAMPLAIN ST NW	FIRST CHURCH CHRIST SCIENTIST WASH D C	1770 EUCLID ST NW	WASHINGTON, DC 20009-2836
2579	0810	1646	COLUMBIA RD NW	ART PING	107 BATES AVE	GAITHERSBURG, MD 20877-1272
2579	0809	1648	COLUMBIA RD NW	JACINTO RIVERA	1648 COLUMBIA RD NW	WASHINGTON, DC 20009-3629
2579	0026	1650	COLUMBIA RD NW	MANSOUR ASKARINAM	1637 17TH ST NW	WASHINGTON, DC 20009-2433
2579	0033	1652	COLUMBIA RD NW	HERBERT WHITE	1664 COLUMBIA RD NW	WASHINGTON, DC 20009-3610
2579	0800	1662	COLUMBIA RD NW	WHITE HERBERT W	730 24TH ST NW STE 19	WASHINGTON, DC 20037-2518
2581	0383	1681	COLUMBIA RD NW	ALONZO O BLISS PROPERTY	1220 L ST NW STE 300	WASHINGTON, DC 20005-4053
2581	0281	1721	COLUMBIA RD NW	ANTIGONE RECACHINAS	1622 WEBSTER ST NW	WASHINGTON, DC 20011-4210
2581	0282	1723	COLUMBIA RD NW	RECACHINAS ANTIGONE ANDREW AND GEORGE	1622 WEBSTER ST NW	WASHINGTON, DC 20011-4210
2581	0283	1725	COLUMBIA RD NW	ABDUL L RAHIMI	9461 WOODED GLEN AVE	BURKE, VA 22015-4232
2565	0809	1726	COLUMBIA RD NW	LEON & RHETA L SMALLWOOD TRUSTEES	8100 CONNECTICUT AVE APT 603	CHEVY CHASE, MD 20815-2814
2581	0284	1729	COLUMBIA RD NW	MILAGROSS CAPOTE	9811 PARKWOOD DR	BETHESDA, MD 20814-4027
2565	0049	1730	COLUMBIA RD NW	LEON & RHETA L SMALLWOOD TRUSTEES	8100 CONNECTICUT AVE APT 603	CHEVY CHASE, MD 20815-2814
2581	0285	1733	COLUMBIA RD NW	1733 COLUMBIA ROAD ASSOCIATES	400 17TH ST NW STE 200	WASHINGTON, DC 20004
2564	0055	1742	COLUMBIA RD NW	DEL I LLC	8005 SUMMER MILL CT	BETHESDA, MD 20817-2962
2564	0054	1744	COLUMBIA RD NW	STEFAN MAX ZWEIG FAMILY	3210 N LEISURE WORLD BLVD	SILVER SPRING, MD 20906-5698
2564	0053	1746	COLUMBIA RD NW	LAWRENCE T WASHINGTON	2229 MONKTON RD	MONKTON, MD 21111-1627
2564	0036	1748	COLUMBIA RD NW	SAMUEL S KIM	903 BONIFANT ST	SILVER SPRING, MD 20910-4515
2580	0512	1749	COLUMBIA RD NW	SAFEWAY STORES INC	1371 OAKLAND BLVD STE 200	WALNUT CREEK, CA 94596-8408
2564	0035	1750	COLUMBIA RD NW	1750 COLUMBIA ROAD LLC	PO BOX 10629	ALEXANDRIA, VA 22310-0629
2580	0518	1751	COLUMBIA RD NW	1751 COLUMBIA ROAD LTD	1255 22ND ST NW FL 6	WASHINGTON, DC 20037-1217
2564	0034	1752	COLUMBIA	CORD PARTNERS	8005 SUMMER MILL CT	BETHESDA, MD 20817-2962

			RD NW	LIMITED LIABILITY CO		
2564	0033	1754	COLUMBIA RD NW	MARY E BAKER QUAYLE	PO BOX 6163	MC LEAN, VA 22106-6163
2580	0514	1755	COLUMBIA RD NW	1755-1759 COLUMBIA ROAD LLC	1255 22ND ST NW	WASHINGTON, DC 20037-1217
2564	2003	1756	COLUMBIA RD NW	BRADFORD ASSOCIATES LLC	1048 29TH ST NW	WASHINGTON, DC 20007-3831
2564	2004	1756	COLUMBIA RD NW	BRADFORD ASSOCIATES LLC	1048 29TH ST NW	WASHINGTON, DC 20007-3831
2580	0517	1759	COLUMBIA RD NW	1755-1759 COLUMBIA ROAD LLC	1255 22ND ST NW	WASHINGTON, DC 20037-1217
2564	0030	1760	COLUMBIA RD NW	JOSE A GARCIA	1760 COLUMBIA RD NW	WASHINGTON, DC 20009-2882
2564	0029	1762	COLUMBIA RD NW	BENZ PARTNERS LLC	4801 SAINT ELMO AVE FL 2	BETHESDA, MD 20814-3045
2580	2091	1763	COLUMBIA RD NW	COLUMBIA COPELAND ASSOCIATES	168 BUSINESS PARK DR	VIRGINIA BEACH, VA 23462-6532
2564	0028	1764	COLUMBIA RD NW	LEI CHEN	2952 EMERALD CHASE DR	HERNDON, VA 20171-2320
2564	0027	1766	COLUMBIA RD NW	GEORGIA MOY WOO REVOCABLE TRUST	730 24TH ST NW STE 19	WASHINGTON, DC 20037-2518
2580	0474	1767	COLUMBIA RD NW	RIGGS NATIONAL BANK WASHINGTON	PO BOX 96202	WASHINGTON, DC 20090-6202
2564	0026	1768	COLUMBIA RD NW	1770 & 1768 COLUMBIA ROAD NW ASSOC	1664 COLUMBIA RD NW	WASHINGTON, DC 20009-3610
2580	0475	1769	COLUMBIA RD NW	LASKIN PROPERTIES LLC	11300 ROCKVILLE PIKE	ROCKVILLE, MD 20852-3003
2564	0025	1770	COLUMBIA RD NW	1770 & 1768 COLUMBIA ROAD NW ASSOC	1664 COLUMBIA RD NW	WASHINGTON, DC 20009-3610
2580	0476	1771	COLUMBIA RD NW	LASKIN PROPERTIES LLC	PO BOX 20783	MIAMI, FL 33102-0783
2564	0802	1772	COLUMBIA RD NW	DEL II LLC	8005 SUMMER MILL CT	BETHESDA, MD 20817-2962
2580	0857	1773	COLUMBIA RD NW	RIGGS NATIONAL BANK WASHINGTON	PO BOX 96202	WASHINGTON, DC 20090-6202
2564	0023	1774	COLUMBIA RD NW	FLOR M GATTI	3070 FOXHALL RD NW	WASHINGTON, DC 20016-3470
2580	0520	1775	COLUMBIA RD NW	THE RIGGS NATIONAL BANK OF WASHINGTON DE TRUSTEE	808 17TH ST NW FL 7	WASHINGTON, DC 20006-3910
2580	0519	1777	COLUMBIA RD NW	RIGGS NATIONAL BANK WASHINGTON	PO BOX 96202	WASHINGTON, DC 20090-6202
2580	0852	1779	COLUMBIA RD NW	RIGGS NATIONAL BANK WASHINGTON FINANCE GROUP	808 17TH ST NW	WASHINGTON, DC 20006-3910
2560	0128	1782	COLUMBIA RD NW	FRIST CHURCH OF CHRIST SCIENTIST	1770 EUCLID ST NW	WASHINGTON, DC 20009-2836
2580	0816	1785	COLUMBIA RD NW	1785 COLUMBIA ROAD LLC	1664 COLUMBIA RD NW	WASHINGTON, DC 20009-3610
2580	0815	1787	COLUMBIA RD NW	ALBERT LOPATIN	1787 COLUMBIA RD NW	WASHINGTON, DC 20009-2813
2560	0879	1790	COLUMBIA RD NW	1790 COLUMBIA ROAD GENERAL PARTNERSHIP	20 YEATMAN CT	SILVER SPRING, MD 20902-3060
2560	0122	1792	COLUMBIA RD NW	COLUMBIA ROAD ASSOCIATES	1308 DEVILS REACH RD # 00302	WOODBIDGE, VA 22192-2806
2551	0078	1800	COLUMBIA RD NW	CRESTAR B NA	919 E MAIN ST FL 14	RICHMOND, VA 23219-4625
2548	0820	1801	COLUMBIA RD NW	HILDA RIVAS	3739 CUMBERLAND ST NW	WASHINGTON, DC 20016-1815
2549	0869	1811	COLUMBIA RD NW	ANNE B DONOHOE	5501 NAMAKAGAN RD	BETHESDA, MD 20816-1926
2549	0863	1815	COLUMBIA RD NW	SIDNEY DRAZIN	6403 KIRBY RD	BETHESDA, MD 20817-5523
2549	0628	1817	COLUMBIA RD NW	ANTONIO PUGLISI	3505 OLIVER ST	HYATTSVILLE, MD 20782-2938

2549	0633	1819	COLUMBIA RD NW	S C AUCHINCLOSS	367 STRAWTOWN RD	NEW CITY, NY 10956-6632
2549	0870	1823	COLUMBIA RD NW	PETER GEORGATSOS	6117 CHARNWOOD DR	ROCKVILLE, MD 20852-3521
2551	0032	1824	COLUMBIA RD NW	MANUEL C SOLLOSO	1826 COLUMBIA RD NW	WASHINGTON, DC 20009-2055
2551	0031	1826	COLUMBIA RD NW	MANUEL C SOLLOSO	1826 COLUMBIA RD NW	WASHINGTON, DC 20009-2055
2549	0636	1827	COLUMBIA RD NW	EILEEN GATTI	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2551	0030	1828	COLUMBIA RD NW	JOHN QUIGG	1824 BILTMORE ST NW	WASHINGTON, DC 20009-1904
2549	0874	1829	COLUMBIA RD NW	FRANCES M BRUHA	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2551	0029	1830	COLUMBIA RD NW	GEORGE S DAVILLAS	1830 COLUMBIA RD NW	WASHINGTON, DC 20009-2002
2549	0875	1831	COLUMBIA RD NW	E J GATTI	2 WINDERMERE CT	ROCKVILLE, MD 20852-3535
2551	0028	1832	COLUMBIA RD NW	THELMA E DEVOL	1830 COLUMBIA RD NW	WASHINGTON, DC 20009-2002
2551	0027	1834	COLUMBIA RD NW	LUJAN LUJAN LUJAN COLUMBIA RD LLC	1834 COLUMBIA RD NW	WASHINGTON, DC 20009-2002
2551	0085	1836	COLUMBIA RD NW	ANASTASIOS HIOTIS	1700 MYRTLE RD	SILVER SPRING, MD 20902-5723
2551	0829	1856	COLUMBIA RD NW	HAZEL HOTTEL	BEAVER DAM FARM	PHILOMONT, VA 22131
2551	0064	1862	COLUMBIA RD NW	ROBERT HOTTEL	BEAVER DAM FARN	PHILOMONT, VA 22131
2551	0063	1864	COLUMBIA RD NW	ROBERT HOTTEL	BEAVER DAM FARM	PHILOMONT, VA 22131
2557	0007	1783	FLORIDA AV NW	BEN LEVENSON TRUSTEES & SYLVIA LEVENSON TRUSTEES	4336 MONTGOMERY AVE	BETHESDA, MD 20814-4472
2560	2021	1745	KALORAMA RD NW	MAXWELL E RABIN	1745 KALORAMA RD NW	WASHINGTON, DC 20009-2653
2560	2022	1745	KALORAMA RD NW	SUSSMAN MICHAEL	2101 N ST NW APT T1	WASHINGTON, DC 20037-3042
2560	2023	1745	KALORAMA RD NW	SUSSMAN MICHAEL	2101 N ST NW APT T1	WASHINGTON, DC 20037-3042
2560	0051	1746	KALORAMA RD NW	SK INVESTMENT LLC	3834 MCKINLEY ST NW	WASHINGTON, DC 20015-2805
2560	0050	1748	KALORAMA RD NW	JOHN O'LEARY	1607 LAWRENCE ST NE	WASHINGTON, DC 20018-3802
2580	0360	1744	LANIER PL NW	CRAIN ADAM	1744 LANIER PL NW	WASHINGTON, DC 20009-2118
2580	0359	1746	LANIER PL NW	ADAM CRAIN	2850 CONNECTICUT AVE NW	WASHINGTON, DC 20008-1526
2580	0824	1748	LANIER PL NW	ADAM C CRAIN	2850 CONNECTICUT AVE NW	WASHINGTON, DC 20008-1526
2580	0157	1790	LANIER PL NW	PAUL H ZUKERBERG	1790 LANIER PL NW	WASHINGTON, DC 20009-2118
2580	0853	1794	LANIER PL NW	EXXON CORPORATION	PO BOX 53	HOUSTON, TX 77001-0053
2583	0358	1795	LANIER PL NW	KYUNG S KIM	4895 SEARIDGE CIR	HUNTINGTON BH, CA 92649-4483
2580	0430	2700	ONTARIO RD NW	THEO MARGAS	2601 31ST ST NW	WASHINGTON, DC 20008-3519
2580	0426	2708	ONTARIO RD NW	CHARLES C DEMERE	2708 ONTARIO RD NW	WASHINGTON, DC 20009-2154
2580	0424	2712	ONTARIO RD NW	JUBILEE JOBS INC	2712 ONTARIO RD NW	WASHINGTON, DC 20009-2154
2581	0287	2713	ONTARIO RD NW	JEJ PROPERTIES LLC	2713 ONTARIO RD NW	WASHINGTON, DC 20009-2107
2557	0020	1769	U ST NW	JOSE I REYES	11105 LUTTRELL LN	WHEATON, MD 20902-3556
2557	0010	1771	VERNON ST NW	P M MCLEAN	1215 10TH ST NW APT 22	WASHINGTON, DC 20001-4245

2557	0011	1773	VERNON ST NW	P M MCLEAN	1215 10TH ST NW APT 22	WASHINGTON, DC 20001-4245
2556	0015	1800	VERNON ST NW	WILLIAM C BATCHELOR	1990 18TH ST NW	WASHINGTON, DC 20009-1702
2556	0016	1802	VERNON ST NW	DONALD WRIGHT	1712 SWANN ST NW	WASHINGTON, DC 20009-5535
2556	0017	1804	VERNON ST NW	MADHAVAN CHAKRAVARTHI	1804 VERNON ST NW	WASHINGTON, DC 20009-1217
2556	0018	1806	VERNON ST NW	THOMAS F SHERIDAN	1836 VERNON ST NW	WASHINGTON, DC 20009-1217
2538	0800	1900	WYOMING AV NW	VICTOR A COURIE TRUSTEES	3301 SIR THOMAS DR # 3322	SILVER SPRING, MD 20904-4889

List of Commercial Tenants

Company	Business Street	City	State	ZIP	Business Phone
Wright & Batchelor	1990 18th St NW	Washington	DC	20009	(202) 462-7799
L'Enfant Cafe and Bar	2000 18th St, NW	Washington	DC	20009	
TD Coffee Shop	2001 1/2 18th, NW	Washington	DC	20009	
Juanita's	2001 18th Street, NW	Washington	DC	20009	
The Common Share LLC	2003 18th Street, NW	Washington	DC	20009	(202) 588-7180
Otis Enterprises Lic	2003 18th St NW	Washington	DC	20009	(202) 518-6847
Duplex Diner	2004 18th St NW	Washington	DC	20009	(202) 265-9599
Admass Deli	2005 18th ST NWsh	Washington	DC	20009	
Staccato	2006 18th St NW	Washington	DC	20009	(202) 232-2228
Third Power Fitness	2007 18th Street, NW	Washington	DC	20009	(202) 483-8408
Peking Garden	2008 18th Street	Washington	DC	20009	
Patois	2008 18th St NW	Washington	DC	20009	(202) 518-3335
California Liquors	2100 18th St NW	Washington	DC	20009	
Sylvia's	2102 1/2 18th St. NW	Washington	DC	20009	(202) 986-5629
Video American	2104 18th St NW	Washington	DC	20009	
Addis Ababa	2106 18th St NW	Washington	DC	20009	(202) 232-6092
Dental Office	2108 18th Street, NW	Washington	DC	20009	(202) 234-8998
Sterling Gym	2110 18th St NW	Washington	DC	20009	
Adams Morgan Animal Clinic	2112 18th Street, NW	Washington	DC	20009	(202) 638-7470
Merkato Market	2116 18th St NW	Washington	DC	20009	
Edna's Unisex Salon	2116 18th St NW	Washington	DC	20009	(202) 588-0337
Andalus Cafe	2118 18th Street, NW 2nd Fl	Washington	DC	20009	
Peacock Deli	2120 18th Street, NW	Washington	DC	20009	
Bill Lawrence Salon	2120 18th St NW, # 3	Washington	DC	20009	(202) 387-8310
Skyneer and Co.	2122 18th Street, NW	Washington	DC	20009	(202) 797-7160
Adams Morgan Hardware	2200 18th St NW	Washington	DC	20009	(202) 265-3205
Addisu Gebeya	2202 18th Street, NW	Washington	DC	20009	
Yerus	2204 18th Street, NW	Washington	DC	20009	
Yawa Books & Gifts	2206 18th St NW	Washington	DC	20009	(202) 483-6805
Home Food Grocery	2216 18th St NW	Washington	DC	20009	(202) 387-8094
Awash Ethiopian Resturant	2218 18th St NW	Washington	DC	20009	(202) 588-8181
Santa Rosa Seafood	2224 18th Street, NW	Washington	DC	20009	
Club Essence	2224 18th Street, NW 2FL	Washington	DC	20009	
Rendezvous Restaurant	2226 18th St NW	Washington	DC	20009	(202) 462-4444
Soussi	2228 18th St NW	Washington	DC	20009	
Post Office	2300 18th St NW Unit C1	Washington	DC	20009	
Picture Frame Factory	2300 18th St NW	Washington	DC	20009	(202) 265-6767
ADC Dental	2305 18th St. NW unit:204	Washington	DC	20009	
Haddad Muhsen DR	2305 18th St NW	Washington	DC	20009	(202) 332-0050
Kokopoolis Pool Hall	2305 18th St NW	Washington	DC	20009	(202) 234-2306
Leight Cafe	2305 18th St NW	Washington	DC	20009	(202) 462-6890
San Marco	2305 18th St NW	Washington	DC	20009	(202) 483-9300
Saigonnais	2307 18th ST NW	Washington	DC	20009	

Multiplans Inc	2307 18th St NW	Washington	DC	20009	(202) 265-1118
Stark Raving Mad	2309 18th St, NW	Washington	DC	20009	(202) 667-8595
Pacific	2309 18th Street, NW 2FL	Washington	DC	20009	
The Brass Knob	2311 18th Street, NW	Washington	DC	20009	(202) 332-3370
Chenonceau Antiques	2314 18th St NW	Washington	DC	20009	(202) 667-1651
Dans Cafe	2315 18th St NW	Washington	DC	20009	(202) 265-9241
Spaghetti Garden	2317 18th Street, NW	Washington	DC	20009	(202) 265-6665
Galaxy	2318 18th Street, NW	Washington	DC	20009	
Vision's Hair Studio	2318 18th Street, NW 2FL	Washington	DC	20009	
Flying Saucer Discs Inc	2318 18th St NW	Washington	DC	20009	(202) 265-3472
Frances Beauty & Barber Shop	2318 18th St NW	Washington	DC	20009	(202) 797-9898
Peyote Café	2319 18th Street, NW	Washington	DC	20009	
Roxanne	2319 18th Street, NW	Washington	DC	20009	
Blue Room	2321 18th St, NW	Washington	DC	20009	(202) 332-0800
Crush	2323 18th St NW	Washington	DC	20009	(202) 319-1111
Maggie Moo's	2324 18th Street, NW	Washington	DC	20009	
Columbia Station Inc	2325 18th St NW	Washington	DC	20009	(202) 462-6040
Heaven & Hell	2327 18th St NW	Washington	DC	20009	(202) 667-4355
Tom Tom	2335 18th St NW	Washington	DC	20009	(202) 588-1300
The Pharmacy Bar	2337 18th St NW	Washington	DC	20009	(202) 483-1200
Little Fountain Cafe	2339 18th St., NW	Washington	DC	20009	
Rajput Inc	2341 18th St., NW	Washington	DC	20009	(202) 986-8777
Pizza Napoli	2341 18th St NW	Washington	DC	20009	(202) 986-8777
Arbor	2400 18th St NW	Washington	DC	20009	(202) 667-1200
Bazaar Atlas	2405 18th St NW	Washington	DC	20009	(202) 332-4911
Paulas Imports	2405 18th St NW	Washington	DC	20009	(202) 328-2176
Felix	2406 18th Street, NW	Washington	DC	20009	
Amy's Unisex Salon	2407 18th St NW	Washington	DC	20009	(202) 299-9009
Fana Travels Inc	2407 18th St NW	Washington	DC	20009	(202) 667-0101
Spy Lounge	2408 18th Street, NW	Washington	DC	20009	
TATC	2409 18th St., NW	Washington	DC	20009	(202) 408-8282
Ethio Sound	2409 18th st NW	Washington	DC	20009	
A & D Corp	2409 18th St NW	Washington	DC	20009	(202) 232-0076
Rent A Consint	2409 18th St NW	Washington	DC	20009	(202) 408-8300
Technical Assistance	2409 18th St NW	Washington	DC	20009	(202) 408-8282
New Orleans Cafe	2412 18th Street, NW	Washington	DC	20009	(202) 234-0420
Archival Art Framing	2412 18th ST NW	Washington	DC	20009	(202) 667-3575
Personal Image	2412 18th ST NW	Washington	DC	20009	
Grossmuellers Design	2412 18th St NW	Washington	DC	20009	(202) 234-5471
Image Beauty Salon	2412 18th St NW	Washington	DC	20009	(202) 234-4194
More Thomas Assoc	2412 18th St NW	Washington	DC	20009	(202) 667-3575
Peac Inc	2412 18th St NW	Washington	DC	20009	(202) 328-1185
Xhibitframe	2412 18th St NW	Washington	DC	20009	(202) 319-2333
B&K Newstand	2414 18th Street, NW	Washington	DC	20009	(202) 234-0494
Burrito Brothers	2418 18th ST NW	Washington	DC	20009	
Oyo's Bazaar	2420 18th Street, NW	Washington	DC	20009	(202) 333-7733
African Art, Antiques and Gifts	2422 18th Street, NW	Washington	DC	20009	

D C C D	2423 18th St NW	Washington	DC	20009	(202) 588-1810
Trim Salon	2423 18th St NW	Washington	DC	20009	(202) 462-6080
Citites Resturaunt	2424 18th Street, NW	Washington	DC	20009	(202) 328-2100
Institute for Local Self Reliance	2425 18th St NW	Washington	DC	20009	(202) 232-4108
Chez Antoine	2427 18th St NW	Washington	DC	20009	
Image Makers	2427 18th ST NW 2nd Fl	Washington	DC	20009	
Zion Hair	2427 18th ST NW	Washington	DC	20009	
Fourchette, Inc., La	2429 18th St NW	Washington	DC	20009	(202) 332-4458
Jyoti Indian Cuisine	2433 18th St NW	Washington	DC	20009	(202) 518-5892
Meskerem	2434 18th St NW	Washington	DC	20009	(202) 462-4100
Mrs. Susan Psychic	2435 18th ST NW	Washington	DC	20009	
Toledo Lounge	2435 18th St NW	Washington	DC	20009	(202) 986-5416
WFRG	2436 18th St., NW	Washington	DC	20009	(301) 412-1093
Meze Resturant	2437 18th Street, NW	Washington	DC	20009	(202) 797-0017
DC Arts Center	2438 18th St. NW	Washington	DC	20009	
All About Jane	2438 18th St NW	Washington	DC	20009	(202) 797-9710
Shiva Electronics	2438 18th St NW	Washington	DC	20009	(202) 387-8400
Shake Your Booty	2439 18th Street, NW	Washington	DC	20009	(202) 518-8205
Timehri Intl	2439 18th St NW	Washington	DC	20009	(202) 518-2626
Millie & Als	2440 18th St NW	Washington	DC	20009	(202) 387-8131
Black Dragon Tattoos & Body	2441 18th St NW	Washington	DC	20009	(202) 234-6070
Yemaya y Chango Botanica	2441 18th St Nw Bsmt	Washington	DC	20009	(202) 462-1803
Bukom Cafe	2442 18th St NW	Washington	DC	20009	(202) 265-4600
Rumba Cafe	2443 18th St NW	Washington	DC	20009	(202) 588-5501
Kobos African Clothes	2444 18th St NW	Washington	DC	20009	(202) 332-9580
Pizza Mart	2445 18th St NW	Washington	DC	20009	(202) 234-9700
Queue LLC	2445 18th St NW	Washington	DC	20009	(202) 588-9332
The Reef Inc	2446 18th St NW	Washington	DC	20009	(202) 518-3800
Fasikas Ethiopian RSTRNT	2447 18th St NW	Washington	DC	20009	(202) 797-7673
Treehouse	2447 18th St NW	Washington	DC	20009	(202) 332-1253
Taras Gallery LTD	2448 18th St NW	Washington	DC	20009	(202) 234-1043
Affinity Lab	2449 18th Street, NW 2FL	Washington	DC	20009	
Angry Inch	2450 18th Street, NW	Washington	DC	20009	
Monentum	2451 18th St NW	Washington	DC	20009	(202) 518-6185
Julia's Empanadas	2452 18th Street, NW	Washington	DC	20009	
The Diner	2453 18th St NW	Washington	DC	20009	(202) 232-8800
Pizza Boli's	2455 18TH ST NW	Washington	DC	20009	
Cluck U Chicken	2455 18th St NW	Washington	DC	20009	(202) 234-6030
TRYST Coffee House Bar	2459 18th St NW	Washington	DC	20009	(202) 232-5500
Madams Organ	2461 18th St., NW	Washington	DC	20009	(202) 667-5370
Bossa	2463 18th ST NW	Washington	DC	20009	(202) 667-0088
Ghana Cafe	2465 18th St NW	Washington	DC	20009	(202) 387-3845
Idle Time Books	2467 18th St NW	Washington	DC	20009	(202) 232-4774
Photo Studio	2469 18th Street, NW	Washington	DC	20009	
Subway	2469 18th St NW	Washington	DC	20009	(202) 667-2251
Valerana De Produccion	2469 18th St NW	Washington	DC	20009	(202) 234-0524
Asylum	2471 18th Street, NW	Washington	DC	20009	(202) 319-9353

Joys Nails	2471 18th Street, NW	Washington	DC	20009	
Pizza Movers	2471 18th St NW	Washington	DC	20009	(202) 483-8787
Banagricola	2473 18th Street, NW	Washington	DC	20009	
CD/Game Exchange	2475 18th Street, NW	Washington	DC	20009	
Saki	2477 18th Street, NW	Washington	DC	20009	
North Sea	2479 18th Street, NW	Washington	DC	20009	
Tech Printing & Copy CTR	2479 18th St NW	Washington	DC	20009	(202) 483-1838
McDonalds	2481 18th St NW	Washington	DC	20009	(202) 332-1805
Bancomercio	1801 Adams Mill Rd.	Washington	DC	20009	
Granja De Oro Chicken A La	1801 Adams Mill Rd NW	Washington	DC	20009	(202) 232-8888
TV Technicians	1802 Adams Mill Rd. NW	Washington	DC	20009	
Giovani Hair Design	1802 Adams Mill Rd NW	Washington	DC	20009	(202) 797-9251
Venus Stereos & TV	1804 Adams Mill Rd NW	Washington	DC	20009	(202) 483-3950
Miss Pixies	1810 Adams Mill RD NW	Washington	DC	20009	(202) 232-8171
A Little Shop Of Flowers	1812 Adams Mill Rd NW	Washington	DC	20009	(202) 387-7255
Cassanova's Studio	1813 Adams Mill RD NW	Washington	DC	20009	
Adams Mill & Bar Grill	1813 Adams Mill Rd NW	Washington	DC	20009	(202) 332-9577
Lion Of Judah Travel	1813 Adams Mill Rd NW	Washington	DC	20009	(202) 986-8900
Daisy Inc	1814 Adams Mill Rd NW	Washington	DC	20009	(202) 797-1777
Tim's 24hr Plumbing & Heating Co.	1815 Adams Mill Rd, NW	Washington	DC	20009	(202) 246-3235
Photo & Video Studio	1815 Adams Mill Rd NW	Washington	DC	20009	(202) 332-5005
Kogiboy Bakery & Carry Out	1817 Adams Mill Rd NW	Washington	DC	20009	(202) 332-1202
Mee Production	1817 Adams Mill Rd NW	Washington	DC	20009	(202) 296-2601
Exxon	1827 Adams Mill Rd. NW	Washington	DC	20009	
Alley Cat Allies	1801 Belmont Rd NW	Washington	DC	20009	(202) 667-3630
Corcoran Robert J Archt	1804 Belmont Rd NW	Washington	DC	20009	(202) 234-8800
Kvell Corcoran Architects	1804 Belmont Rd NW	Washington	DC	20009	(202) 234-8800
Scribble	1804 Belmont Rd NW	Washington	DC	20009	(202) 462-5203
Hispanic SVC CTR	1805 Belmont Rd NW	Washington	DC	20009	(202) 234-3435
Center For Innvtv Constrctn	1807 Belmont Rd NW	Washington	DC	20009	(202) 332-8158
GM Intl Services	1803 Biltmore St NW	Washington	DC	20009	(202) 588-5723
Douglas Sparks Lawyer	1822 Biltmore St NW	Washington	DC	20009	(202) 797-8200
Geoffrey D Allen Lawyer	1822 Biltmore St NW	Washington	DC	20009	(202) 797-8200
Robert A Deberardinis Lawyer	1822 Biltmore St NW	Washington	DC	20009	(202) 797-8200
Haddingtoncoop	1840 Biltmore St NW	Washington	DC	20009	(202) 387-6050
Smith Gregory A Attorney	1840 Biltmore St NW	Washington	DC	20009	(202) 797-8944
Rafael Penate	2329 Champlain St NW	Washington	DC	20009	(202) 234-3830
Georgetown Plating & Polishing	2335 Champlain St NW	Washington	DC	20009	(202) 965-0023
Pacifica Radio	2390 Champlain St NW	Washington	DC	20009	(202) 588-0988
Washington City Paper	2390 Champlain St NW	Washington	DC	20009	(202) 332-2100
City Bikes	2501 Champlain St. NW	Washington	DC	20009	
Churreria Madrid	2505 Champlin ST NW	Washington	DC	20009	
Unification Church	1610 Columbia Rd NW	Washington	DC	20009	(202) 462-5700
United To Serve America	1610 Columbia Rd NW	Washington	DC	20009	(202) 986-4706
Belton E Devaughn MD	1629 Columbia Rd NW	Washington	DC	20009	(202) 332-1058
Cafe Park Plaza	1629 Columbia Rd NW	Washington	DC	20009	(202) 518-1090
Childrens National Medcl CTR	1630 Columbia Rd NW	Washington	DC	20009	(202) 939-4703

General Information Scottish	1630 Columbia Rd NW	Washington	DC	20009	(202) 939-4703
Scottish Rite Language	1630 Columbia Rd NW	Washington	DC	20009	(202) 939-4703
Jubilee Support Alliance	1640 Columbia Rd., NW	Washington	DC	20009	(202) 328-2498
Festival Center	1640 Columbia Rd NW	Washington	DC	20009	(202) 328-0072
El Gavilan Groceries	1646 Columbia Rd NW	Washington	DC	20009	(202) 234-9260
King Express	1648 Columbia Rd. NW	Washington	DC	20009	
Adventure Latin America	1648 Columbia Rd NW	Washington	DC	20009	(202) 265-6300
Arte Latino Jewelry	1648 Columbia Rd NW	Washington	DC	20009	(202) 265-1919
Universal Hair Salon	1648 Columbia Rd NW	Washington	DC	20009	(202) 588-0805
Nationwide Wireless	1650 Columbia RD NW	Washington	DC	20009	
Crystal Insurance	1650 Columbia Road, NW #2N	Washington	DC	20009	(202) 387-9162
Vina Fabrics	1652 Columbia Rd NW	Washington	DC	20009	(202) 797-9501
Amaryllis	1654 Columbia RD NW	Washington	DC	20009	
Potter's House	1658 Columbia Rd NW	Washington	DC	20009	(202) 232-5483
Columbia Road Health Services Building	1660 Columbia Road	Washington	DC	20009	
Columbia Road HLTH Services	1660 Columbia Rd NW	Washington	DC	20009	(202) 328-3717
Goetcheus A Janell	1660 Columbia Rd NW	Washington	DC	20009	(202) 328-3717
H & R Block	1662 Columbia Road	Washington	DC	20009	
Urgente Express	1663 Columbia RD.NW	Washington	DC	20009	
Demers Real Estate, Inc	1664 Columbia Rd., NW, 2nd Flr	Washington	DC	20009	(202) 332-0950
Ara Power Inc	1664 Columbia Rd. NW	Washington	DC	20009	
Air World Travel & Training	1664 Columbia Rd NW	Washington	DC	20009	(202) 588-5540
Photo SVC	1664 Columbia Rd NW	Washington	DC	20009	(202) 238-9480
Tielda Izalco	1664 Columbia Rd NW	Washington	DC	20009	(202) 588-1027
Melwood Melwood Horticultural	1669 Columbia Rd NW	Washington	DC	20009	(202) 232-1077
Plaza West Co Op Assn Inc	1669 Columbia Rd NW	Washington	DC	20009	(202) 265-8996
Godoff Stephen W Lawyer	1673 Columbia Rd NW	Washington	DC	20009	(202) 328-2302
Hospital Professional	1673 Columbia Rd NW	Washington	DC	20009	(202) 483-6221
CVS Pharmacy	1700 Columbia Rd NW	Washington	DC	20009	(202) 265-7548
Columbia Road Discount Center	1700 Columbia Rd NW	Washington	DC	20009	(202) 265-6930
La Colmenita	1704 Columbia Rd. NW	Washington	DC	20009	
Linda's Jewelry	1706 Columbia Rd. NW	Washington	DC	20009	
Washington HTG & Cooling	1707 Columbia Rd NW	Washington	DC	20009	(202) 332-7322
Christ House	1717 Columbia Rd NW	Washington	DC	20009	(202) 328-1100
Health Care For The Homeless	1717 Columbia Rd NW	Washington	DC	20009	(202) 232-4972
El Migueleno	1721 Columbia Rd NW	Washington	DC	20009	(202) 328-6532
Latin Jazz Alley	1721 Columbia Rd NW	Washington	DC	20009	(202) 328-6190
Chief Ikes Mambo Room	1725 Columbia Rd NW	Washington	DC	20009	(202) 332-2211
Metro Liquors	1726 Columbia Rd NW	Washington	DC	20009	(202) 265-5066
Evers Laundry Mat	1730 Columbia Rd NW	Washington	DC	20009	(202) 518-5884
NJT Photo	1731 Columbia RD NW	Washington	DC	20009	
Casa Lebrato	1733 Columbia Rd. NW	Washington	DC	20009	
Ayuda Para El Consumidor	1736 Columbia Rd NW	Washington	DC	20009	(202) 387-4848
TRIM	1737 Columbia RD NW	Washington	DC	20009	
18th and Yoga	1744 Columbia Rd., NW #1	Washington	DC	20009	(202) 462-1800
Zweig Photography Inc	1744 Columbia Rd NW	Washington	DC	20009	(202) 462-3982
H & R Block	1746 Columbia Rd NW	Washington	DC	20009	(202) 667-7444

feway	1747 Columbia Rd., NW	Washington	DC	20009	(202) 667-0074
lie Jewelry	1748 Columbia Rd NW	Washington	DC	20009	(202) 319-2881
nta Rosa De Lima	1748 Columbia Rd NW	Washington	DC	20009	(202) 986-7370
hley Stewart Woman	1749 Columbia Road, NW	Washington	DC	20009	
ibank	1749 1/2 Columbia Rd NW	Washington	DC	20009	(202) 828-2900
II SVC Financial Centers	1749 Columbia Rd NW, # 2	Washington	DC	20009	(202) 828-2900
eck Cashed	1750 Columbia Rd NW	Washington	DC	20009	(202) 588-1193
ot Locker	1751 Columbia Rd NW	Washington	DC	20009	(202) 483-4617
ashington Hispanic Inc.	1752 Columbia Rd., NW	Washington	DC	20009	(202) 667-8820
pson Music Productions	1752 Columbia Rd. NW	Washington	DC	20009	
diac Discoentro	1752 Columbia Rd NW	Washington	DC	20009	(202) 328-6533
auty Max	1753 Columbia Rd NW	Washington	DC	20009	(202) 265-2243
lias Fashions	1754 Columbia Rd NW	Washington	DC	20009	(202) 265-1716
peyes Chicken & Biscuits	1755 Columbia Rd NW	Washington	DC	20009	(202) 232-6226
oritzky and Associates	1756 Columbia Rd., NW	Washington	DC	20009	(703) 528-5880
pital Law Centers	1756 Columbia Rd NW	Washington	DC	20009	(202) 232-9060
iliks Warehouse	1756 Columbia Rd NW	Washington	DC	20009	(202) 332-4280
dy Basics	1759 Columbia RD NW	Washington	DC	20009	
olumbia Express	1759 Columbia Rd NW	Washington	DC	20009	(202) 667-7548
nrys Jewelers	1760 Columbia Rd NW	Washington	DC	20009	(202) 986-0635
zar and Libreria Gladys	1762 Columbia Rd. NW	Washington	DC	20009	
sh Depot	1762 Columbia Road, NW	Washington	DC	20009	
tosistema	1762 Columbia Road, NW	Washington	DC	20009	
estern Union	1762 Columbia Rd NW	Washington	DC	20009	(202) 483-6024
IC Group Inc	1763 Columbia Rd NW	Washington	DC	20009	(202) 797-7400
essenger Express Inc	1763 Columbia Rd NW	Washington	DC	20009	(202) 737-9108
ak Construction Group	1763 Columbia Rd NW	Washington	DC	20009	(202) 797-7400
nergy Inc	1763 Columbia Rd NW	Washington	DC	20009	(202) 232-6261
tino Connection	1764 Columbia RD NW	Washington	DC	20009	
dioshack	1767 Columbia Rd NW	Washington	DC	20009	(202) 986-5008
eck N Go	1768 Columbia Rd NW	Washington	DC	20009	(202) 332-4599
ant Express	1768 Columbia Rd NW	Washington	DC	20009	(202) 234-4150
irroquin Co	1768 Columbia Rd NW	Washington	DC	20009	(202) 588-8518
za Hut	1769 Columbia Rd NW	Washington	DC	20009	(202) 986-1100
olumbia Hair Salon	1770 Columbia Rd. NW	Washington	DC	20009	
thonys Jewelry	1770 Columbia Rd NW	Washington	DC	20009	(202) 588-1429
mbinacion	1772 Columbia RD NW	Washington	DC	20009	
renzo's Corner Pool Hall	1772 Columbia Rd. NW	Washington	DC	20009	
eenfield Cafe	1772 Columbia Rd NW	Washington	DC	20009	(202) 797-8683
rger King	1773 Columbia Rd. NW	Washington	DC	20009	
ntucky Fried Chicken	1773 Columbia Rd NW	Washington	DC	20009	(202) 483-8137
mo Latino Inc	1775 Columbia Rd NW	Washington	DC	20009	(202) 299-0411
e Brother	1776 Columbia Rd NW	Washington	DC	20009	(202) 483-6493
yless Shoesource	1777 Columbia RD. NW	Washington	DC	20009	
ggs Bank N.A.	1779 Columbia Rd., N.W.	Washington	DC	20009	(202) 835-5701
ristian Science Reading Room	1782 Columbia Rd., NW	Washington	DC	20009	(202) 333-9010
ar Trading, Inc	1782 Columbia Rd, NW	Washington	DC	20009	

Bedrock Billiards	1841 Columbia Rd NW	Washington	DC	20009	(202) 667-7665
Fleet Feet	1841 Columbia Rd NW	Washington	DC	20009	(202) 387-3888
Kelleher Chris Carpnt	1841 Columbia Rd NW	Washington	DC	20009	(202) 328-0138
Gary Taylor's Fine Art and Framing	1843 Columbia Rd NW	Washington	DC	20009	(202) 483-5853
EOFULA Spanish Services	1844 Columbia Rd NW	Washington	DC	20009	(202) 483-5800
Video King	1845 Columbia Rd NW	Washington	DC	20009	(202) 483-8801
Mantis	1847 Columbia Rd., NW	Washington	DC	20009	
Boucher Troy CPA	1852 Columbia Rd NW	Washington	DC	20009	(202) 232-2315
Griffin Jeffery CPA	1852 Columbia Rd NW	Washington	DC	20009	(202) 232-2315
DC DRY Cleaners	1856 Columbia Rd NW	Washington	DC	20009	(202) 483-3198
The Grill From Ipanema	1858 Columbia Rd NW	Washington	DC	20009	(202) 986-0757
Manoukian Brothers Inc.	1862 Columbia Rd NW	Washington	DC	20009	(202) 332-0700
Metro K IGA	1864 Columbia Rd NW	Washington	DC	20009	(202) 483-6100
Feather, Peter	1882 Columbia Rd., NW #301	Washington	DC	20009	
Capital Design Group	1882 Columbia Rd NW	Washington	DC	20009	(202) 986-8966
Tutt Taylor & Rankin Real	1882 Columbia Rd NW	Washington	DC	20009	(202) 588-8585
Lenkin	1884 Columbia Rd NW	Washington	DC	20009	(202) 319-9711
Harambe	1771 Florida Ave, NW	Washington	DC	20009	
Tamarindo, El	1785 Florida Ave, NW	Washington	DC	20009	
Office	1801 Florida Ave, NW	Washington	DC	20009	
The Printer	1803 Florida Ave NW	Washington	DC	20009	(202) 332-3945
XYZ Salon	1807 Florida Ave NW	Washington	DC	20009	(202) 986-0707
Educational Support Systems	1745 Kalorama Rd NW, # A	Washington	DC	20009	(202) 797-9191
Gryphon Technologies LPC	1745 Kalorama Rd NW	Washington	DC	20009	(202) 232-4333
TRL State Home Health	1745 Kalorama Rd NW	Washington	DC	20009	(202) 462-5401
Fintrac Inc	1746 Kalorama Rd NW	Washington	DC	20009	(202) 462-8475
Oleary John W Attorney	1748 Kalorama Rd NW	Washington	DC	20009	(202) 328-7981
Lloyd Greenberg Design	1711 Lanier PI NW	Washington	DC	20009	(202) 332-3003
Josephs House	1737 Lanier PI NW	Washington	DC	20009	(202) 328-9161
Adams Inn	1744 Lanier PI NW	Washington	DC	20009	(202) 745-3600
Renovators LTD	1757 Lanier PI NW	Washington	DC	20009	(202) 265-8718
Mi Casa Inc	1769 Lanier PI NW	Washington	DC	20009	(202) 232-1375
Network Servicellc	1773 Lanier PI NW	Washington	DC	20009	(202) 291-7010
Clark Transfer Inc	1777 Lanier PI NW	Washington	DC	20009	(202) 232-6066
DC Audio	1783 Lanier PI NW	Washington	DC	20009	(202) 667-1234
Dryden Clarke Audio Programmes	1783 Lanier PI NW	Washington	DC	20009	(202) 667-1234
The Daily Feed	1783 Lanier PI NW	Washington	DC	20009	(202) 667-1234
Duncan Neal Alan Architect	1789 Lanier PI Nw Ofc	Washington	DC	20009	(202) 667-1494
Amato Elita Attorney	1790 Lanier PI NW	Washington	DC	20009	(202) 332-8660
Westwood Group Inc	1790 Lanier PI NW	Washington	DC	20009	(202) 667-0091
Zukerberg Law Center	1790 Lanier PI NW	Washington	DC	20009	(202) 232-6400
Marketing Sherpa	1791 Lanier PI NW	Washington	DC	20009	(202) 232-7802
Mattie's Grocery	1795 Lanier Place, NW	Washington	DC	20009	
MR T Grocery Store	1795 Lanier PI NW	Washington	DC	20009	(202) 387-0033
Kim's Cleaners	1797 Lanier PI NW	Washington	DC	20009	(202) 232-2576
Trim	2700 Ontario Road, NW	Washington	DC	20009	(202) 462-6080
Crystal Financial Services	2700 Ontario Rd NW	Washington	DC	20009	(202) 387-9162

Crystal Ins Agency	2700 Ontario Rd NW	Washington	DC	20009	(202) 387-9162
Jeremiah Kitchens	2704 Ontario Rd NW	Washington	DC	20009	(202) 328-7913
Andrews House	2708 Ontario Rd NW	Washington	DC	20009	(202) 483-0799
Visions In Action	2710 Ontario Rd NW	Washington	DC	20009	(202) 625-7402
Jubilee Jobs	2712 Ontario Rd NW	Washington	DC	20009	(202) 667-8970
National Hispanic Council On	2713 Ontario Rd NW	Washington	DC	20009	(202) 265-1288
Harambee Cafe	1771 U St NW	Washington	DC	20009	(202) 332-6435
Bain Nelson L Attorney	1802 Vernon St NW	Washington	DC	20009	(202) 332-1266
Association For CMNTY Based	1804 Vernon St NW	Washington	DC	20009	(202) 462-6333
Body Perfect	1806 Vernon St NW	Washington	DC	20009	(202) 299-9310
Handy Timothy R Esq	1811 Vernon St NW	Washington	DC	20009	(202) 387-1353
Doehler William FrancisIII	1821 Vernon St NW	Washington	DC	20009	(202) 667-3251
Just Jacks	1821 Vernon St NW	Washington	DC	20009	(202) 462-2759
Spiral Spot Architecture	1821 Vernon St NW	Washington	DC	20009	(202) 667-3251
Watertown Productions Inc	1847 Vernon St NW	Washington	DC	20009	(202) 234-0863
7 Eleven	1900 Wyoming Ave NW	Washington	DC	20009	(202) 234-5956

Bank Contact Information

BID accounts will be held at:

Bank of America
1840 Columbia Rd., NW
Washington, DC 20009
(202) 332-0832